

# \$299,900 - 401, 823 19 Avenue Sw, Calgary

MLS® #A2205329

**\$299,900**

2 Bedroom, 1.00 Bathroom, 711 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Rare Find in Desirable Lower Mount Royal!

This charming top-floor, end-unit two-bedroom condo is nestled on a quiet, tree-lined street in the heart of Lower Mount Royal—perfect for a first-time homeowner!

Located in a solid concrete building, you won't have to worry about noise from neighbors. This unique unit, owned by an artist, features vibrant and creative colors that bring the space to life. Have a coffee or drink on the balcony and enjoy the sun in the morning and the end of the day. Enjoy the convenience of in-suite laundry—a rare perk in this building!

Recent updates include:

- New vinyl flooring in the living room

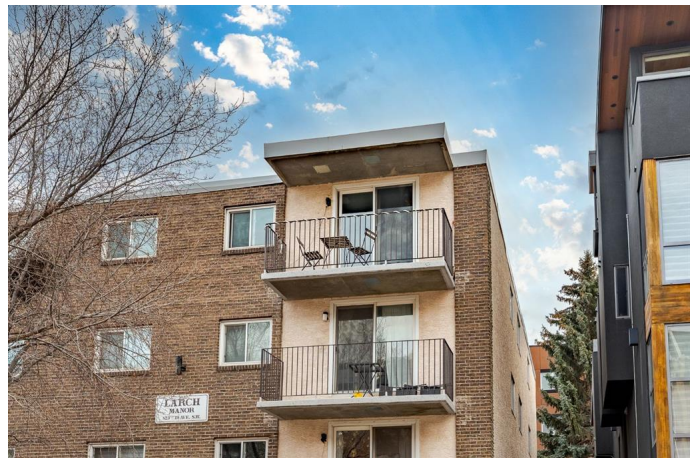
- Freshly painted ceiling, baseboards, and entire bathroom. All doors and closets painted

- Updated track lighting in the kitchen

The spacious bedrooms have plush, carpeting, while the hallway, kitchen, bathroom, and dining area feature easy-to-maintain tile flooring. The kitchen is a standout with granite countertops, black appliances, and natural wood cabinetry, plus an extra window for added light and airflow thanks to its end-unit location.

The bathroom boasts a soaker tub and granite countertops, adding a touch of luxury. With over 700 square feet of living space, there's plenty of room to make this home your own.

A covered parking stall (#401) is conveniently



located just steps from the backdoor. But with a Walk Score of 84, you won't need a car! Stroll to trendy shops, cafes, restaurants, bars, and the vibrant nightlife of 17th Ave. Vacant and ready for quick possession don't miss out!

Built in 1972

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2205329          |
| Price          | \$299,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 711               |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 401, 823 19 Avenue Sw |
| Subdivision | Lower Mount Royal     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2T 0C6               |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | Bicycle Storage         |
| Parking Spaces | 1                       |
| Parking        | Asphalt, Stall, Covered |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, No Animal Home, Storage, Vinyl Windows       |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, European |

|                 |  |
|-----------------|--|
|                 | Washer/Dryer Combination                     |
| Heating         | Baseboard, Hot Water                         |
| Cooling         | None   |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Living Room, See Remarks, Brick Facing, None |
| # of Stories    | 4  |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 26               |
| Zoning         | M-C2             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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