

**205, 838 19 Avenue SW**  
**Calgary, Alberta**

**MLS # A2295159**



**\$399,900**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 674
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** None

Bright and spacious, this 2-bedroom condo sits in the heart of Lower Mount Royal and offers an inviting blend of style and comfort. Espresso stained hardwood flooring and high ceilings create a warm, open feel throughout the main living spaces. The generous living area flows seamlessly into the dining space, where a feature stone wall with a built in wine fridge adds both character and function. The sleek kitchen is appointed with quartz countertops, crisp white cabinetry, and stainless steel appliances. The primary bedroom offers excellent closet space and a spa inspired 3 piece ensuite. A second bedroom and additional 4 piece bath provide ideal accommodations for guests or a dedicated home office. Additional highlights include Nest temperature control, in suite laundry, a private balcony, in suite storage, and a titled parking stall. All of this is set just steps from the vibrant shops and restaurants of 17th Avenue, close to the Bow River pathways, and within walking distance of the downtown core—unbeatable location for urban living.