

401, 823 19 Avenue SW
Calgary, Alberta

MLS # A2205329



\$274,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	711 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Asphalt, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 576
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, Storage, Vinyl Windows		

Inclusions: N/A

Elevate Your Lifestyle in Lower Mount Royal – Top-Floor Condo with City Views! Looking for your first place in the heart of the action? This top-floor corner unit in Lower Mount Royal is perfect for someone on the go. With unbeatable views, fresh style, and walkable access to everything cool in Calgary, it has everything you need. Step into over 700 square feet of sun-soaked space where vibrant, artistic vibes meet modern updates. As a city-dweller who values both health and convenience, you'll love the peace and quiet of a solid concrete building while being just a short stroll from cafés, fitness studios, shops, 17th Ave bars, and weekend brunch spots. Imagine sipping your morning coffee or enjoying sunset hangs on your private balcony with skyline views. The condo is nestled on a quiet, tree-lined street—ideal for morning jogs or bike rides. Inside, the creative and colorful interior reflects its artist owner's personality, making it a unique and inviting space. Plus, the in-suite laundry is a major bonus that's rarely found in this building. Recent updates to the condo include sleek new vinyl flooring in the living room and newly painted bathroom, ceilings, doors, and trim. The kitchen shines with modern lighting, granite counters, black appliances, and natural wood cabinets. Extra windows bring in fresh air and natural light, enhancing the open feel of the space. Both bedrooms are generously sized with plush carpet, perfect for cozy nights in. The spa-style bathroom features a soaker tub—great for unwinding after hitting the gym or a long day at work. A covered parking stall is included, but with a Walk Score of 84, you might find yourself leaving the car at home more often than not. It's vacant and move-in ready—whether you're a young professional, fitness enthusiast, or someone who just wants to live where the action is, this place

checks every box. Quick possession is available, so don't wait to step into your vibrant new lifestyle!