

# \$259,900 - 301, 823 19 Avenue Sw, Calgary

MLS® #A2212375

## \$259,900

2 Bedroom, 1.00 Bathroom, 705 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Location! Location!! Location!!! A rare find in Lower Mount Royal! Welcome to this Second-floor end unit walkup featuring updated backsplash, granite countertops, stainless steel appliances, open kitchen & living area. Pass through Kitchen with breakfast counter for two, spacious bedrooms and updated laminate flooring. Located on a quiet street lined with trees and nestled between the brownstones. Get the best of both worlds, this 2-bedroom unit is just steps away from 17th Ave, experience the convenience of restaurants and night life, visit local shops, walk for your morning coffee or groceries. The condo is professionally managed, pet friendly, and offers bike storage. Don't delay make your appointment today!

Built in 1973

## Essential Information

MLS® #	A2212375
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	705
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Apartment



Style	Single Level Unit, Up/Down
Status	Active

### Community Information

Address	301, 823 19 Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0H6

### Amenities

Amenities	Parking, Bicycle Storage, Laundry, Snow Removal, Trash
Parking Spaces	1
Parking	Assigned, Covered, Paved, Plug-In, Stall

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings, European Washer/Dryer Combination
Heating	Baseboard, Natural Gas, Hot Water
Cooling	None
# of Stories	4
Basement	None

### Exterior

Exterior Features	Balcony
Roof	See Remarks
Construction	Brick, Stucco, Concrete, Metal Frame, Post & Beam
Foundation	Poured Concrete

### Additional Information

Date Listed	April 20th, 2025
Days on Market	7
Zoning	M-C2

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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