

# \$239,900 - 401, 823 19 Avenue Sw, Calgary

MLS® #A2254131

**\$239,900**

2 Bedroom, 1.00 Bathroom, 711 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

.....NEW PRICING..... BEST PRICED 2 BEDROOM IN LOWER MOUNT ROYAL.

Vacant & Ready - Top-Floor Corner Unit with City Views in Lower Mount Royal.

Reduced over \$45,000 since first listed. Priced to Go!!!!

Live above it all in this bright 2-bedroom top-floor corner condo, perfectly set on a peaceful, tree-lined street in one of Calgary's most walkable neighbourhoods. With sweeping iconic city views, abundant natural light from extra windows, and low condo fees in a solid concrete building, it's an ideal choice for first-time buyers, busy professionals, or investors looking for a smart addition to their portfolio.

Fresh vinyl floors, granite counters, an updated bathroom, and in-suite laundry make everyday living easy. The spacious living room opens to a private balcony - your front-row seat to morning coffee or evening skyline sunsets. Both bedrooms are generously sized, with the second bedroom perfect for guests, a home office, or a creative studio.

From here, 17th Ave's restaurants, cafés, and boutiques are just minutes away, and downtown is a quick stroll or bike ride. Covered parking is included, but with a Walk Score of 84, you might rarely use it. Quiet, stylish, and vacant for immediate possession - this is Lower Mount Royal living at its best.

Built in 1972



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2254131          |
| Price          | \$239,900         |
| 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      | Parking                              |
| Parking Spaces | 1                                    |
| Parking        | Asphalt, Off Street, Stall, Assigned |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, Open Floorplan, Vinyl Windows                                                             |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings, European Washer/Dryer Combination |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                         |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Living Room, Wood Burning, Brick Facing                                                                   |
| # of Stories      | 4                                                                                                         |

## Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Construction      | Brick, Wood Frame |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 5                   |
| Zoning         | M-C2                |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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