



**GRASSROOTS**  
REALTY GROUP

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401, 823 19 Avenue SW  
Calgary, Alberta

MLS # A2241936



**\$264,900**

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, Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Carpet, Tile, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Brick, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, Open Floorplan, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 576
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: N/A

**\*\*Vacant & Ready for You &ndash; A Bright 2-Bedroom Corner Unit in Lower Mount Royal\*\*** If you're looking for a sunny, move-in-ready space in one of Calgary's best neighborhoods, this is it. This top-floor corner unit gives you iconic city views, two comfortable bedrooms, and a layout that just makes sense. Whether you're starting out, downsizing, or just want a low-maintenance home in a great location, this one checks all the boxes. Inside, you'll find fresh vinyl floors, an updated bathroom, granite counters, and in-suite laundry (a real perk in this area). The living room opens to a private balcony&mdash;ideal for morning coffee or unwinding with the skyline as your backdrop. And because it's a corner unit with extra windows, the space feels open and airy all day long. Both bedrooms are well-sized, with the primary bedroom easily fitting a queen bed and the second bedroom working perfectly as a guest room, home office, or creative space. Location-wise, you can't beat it. Walk to 17th Ave's restaurants, caf  s, and shops in minutes, or take a quick drive downtown. With a Walk Score of 84, you might not need your car much, but you'll still appreciate the included covered parking spot. The building is solid concrete, quiet, and tucked along a tree-lined street, so you get the best of urban living without the noise. Plus, the unit is vacant, so you can move in fast if you're ready. This won't sit around for long&mdash;let's set up a viewing and see if it's the right fit for you.