



GRASSROOTS
REALTY GROUP

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401, 823 19 Avenue SW
Calgary, Alberta

MLS # A2254131



\$239,900

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

.....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, caf'eacute;s, 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.