



GRASSROOTS
REALTY GROUP

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401, 823 19 Avenue SW
Calgary, Alberta

MLS # A2267782



\$209,900

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

Unbeatable Value in Lower Mount Royal – Priced \$40,000 Below Last Sale! CALLING ALL INVESTORS AND FIRST TIME BUYERS!!!! Opportunity knocks! This is one of the best-priced 2-bedroom condos in the Beltline, offering exceptional value for both investors and first-time buyers. Priced \$50,000 less than the most recent sale in the building, this top-floor unit delivers incredible upside in one of Calgary's most desirable inner-city neighbourhoods. Freshly painted this week and vacant for immediate possession, it's an ideal rental property, first home, or long-term hold. With over 700 sq. ft. of living space, downtown views, covered parking, and a solid concrete building, you get a rare combination of affordability, location, and long-term potential. This well-managed building has undergone significant improvements — including upgraded plumbing, electrical, roof, asbestos abatement, refreshed common areas, and a modernized intercom system — providing peace of mind and lower future maintenance costs. Steps from the energy of 17th Ave SW but nestled on a quiet, tree-lined street, you'll enjoy unmatched walkability to cafes, restaurants, shopping, transit, and nightlife. Don't miss this chance to secure a fantastic deal in Lower Mount Royal — opportunities like this don't come often at this price!