



**GRASSROOTS**  
REALTY GROUP

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401, 823 19 Avenue SW  
Calgary, Alberta

MLS # A2285907



**\$250,000**

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	710 sq.ft.	Age:	1972 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 576
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Presenting a turn-key opportunity at Larch Manor: a top-floor residence that has been updated to offer immediate comfort and sophisticated urban living. Upon entry, you are welcomed by fresh paint and brand new luxury vinyl plank flooring that flows seamlessly throughout the open concept layout. The recently renovated kitchen is both functional and refined, featuring full-height cabinetry, gleaming granite countertops, and a suite of brand new stainless-steel appliances highlighted by an induction convection stove. The adjacent living room is generously proportioned and opens onto a private patio where you can enjoy picturesque views of the Calgary Tower and downtown skyline. The home offers two spacious bedrooms, a well-appointed 4-piece bathroom, and the added convenience of a large storage room that discreetly houses a European combination washer and dryer. Beyond the interior, this home boasts one of the most desirable parking stalls in the complex—fully covered and positioned directly at the back entry for unparalleled ease of access. Situated just two blocks from the heart of 17th Avenue, Larch Manor places you moments from Calgary's finest boutiques, dining, and lifestyle amenities, all while maintaining an impressive walkability score and effortless connectivity to the rest of the city. Ideal for the discerning first-time buyer or anyone seeking a truly move-in ready home, this property is a rare find. Contact your favourite agent to schedule your private viewing.