



**106, 835 19 Avenue SW  
Calgary, Alberta**

**MLS # A2294051**



**\$214,900**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	566 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Boiler

**Floors:** Ceramic Tile, Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Wood Frame

**Foundation:** -

**Features:** Breakfast Bar

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 510

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Inclusions:** None

Located on the second floor, this charming and thoughtfully updated home offers a private, south-facing balcony in the highly sought-after community of Lower Mount Royal. Tucked away on the quiet side of the building, the charming unit features an open-concept layout that is both functional and inviting. Recent updates include luxury vinyl plank flooring throughout, complemented by a functional kitchen that provides excellent workspace and storage. The unit also offers generous in-suite storage in addition to a separate, secure storage locker, along with the convenience of full in-suite laundry. A spacious bedroom is well-proportioned and easily accommodates a king-sized bed + includes ample closet space. Residents of this pet-friendly building enjoy covered, secure parking, elevator access, and plenty of street parking for guests. Ideally located just steps from the vibrant 17th Avenue district, this home offers immediate access to an array of restaurants, caf&eacute;s, fitness studios, boutiques, and everyday amenities, all within a comfortable walking distance to downtown.