



109, 835 19 Avenue SW
Calgary, Alberta

MLS # A2301247



\$230,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Gated, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 718
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Pantry, Storage		

Inclusions: N/A

Welcome to this second floor unit (Unit 109 but located on the 2nd floor) in the popular community of Lower Mount Royal. This home offers a functional open concept layout with 2 large bedrooms both offering generous closet space. You will love the well designed kitchen with ample workspace and storage including a full pantry. Enjoy the private south facing balcony that is perfect for relaxing or BBQ'ing. This pet friendly building (subject to board approval) offers covered, secure parking, assigned storage, and convenient elevator access. Ideally located just steps from 17th Avenue, you'll have easy access to restaurants, cafes, shopping, fitness studios, and be within walking distance of downtown. This is an excellent opportunity for first time buyers or investors to own in one of Calgary's most vibrant communities!