



**GRASSROOTS**  
REALTY GROUP

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401, 823 19 Avenue SW  
Calgary, Alberta

MLS # A2205329



**\$284,900**

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, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 576
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, Storage, Vinyl Windows		

Inclusions: N/A

Beautiful Lower Mount Royal! VIEWS VIEWS VIEWS from the fourth floor. Looking out to the city skyline. Walk to everything. VACANT This charming top-floor, end-unit two-bedroom condo is nestled on a quiet, tree-lined street in the heart of Lower Mount Royal—perfect for a first-time homeowner! Located in a solid concrete building, you won't have to worry about noise from neighbors. This unique unit, owned by an artist, features vibrant and creative colors that bring the space to life. Have a coffee or drink on the balcony and enjoy the sun in the morning and the end of the day. Enjoy the convenience of in-suite laundry—a rare perk in this building! Recent updates include: • New vinyl flooring in the living room • Freshly painted ceiling, baseboards, and entire bathroom. All doors and closets painted • Updated track lighting in the kitchen The spacious bedrooms have plush, carpeting, while the hallway, kitchen, bathroom, and dining area feature easy-to-maintain tile flooring. The kitchen is a standout with granite countertops, black appliances, and natural wood cabinetry, plus an extra window for added light and airflow thanks to its end-unit location. The bathroom boasts a soaker tub and granite countertops, adding a touch of luxury. With over 700 square feet of living space, there's plenty of room to make this home your own. A covered parking stall (#401) is conveniently located just steps from the backdoor. But with a Walk Score of 84, you won't need a car! Stroll to trendy shops, cafes, restaurants, bars, and the vibrant nightlife of 17th Ave. Vacant and ready for quick possession—don't miss out!