

# \$259,900 - 401, 823 19 Avenue Sw, Calgary

MLS® #A2241936

**\$259,900**

2 Bedroom, 1.00 Bathroom, 711 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Vacant & Ready â€” Top-Floor Corner Unit with City Views in Lower Mount Royal  
Live above it all in this bright 2-bedroom top-floor corner condo, perfectly set on a peaceful, tree-lined street in one of Calgaryâ€™s most walkable neighbourhoods. With sweeping iconic city views, abundant natural light from extra windows, and low condo fees in a solid concrete building, itâ€™s an ideal choice for first-time buyers, busy professionals, or investors looking for a smart addition to their portfolio.

Fresh vinyl floors, granite counters, an updated bathroom, and in-suite laundry make everyday living easy. The spacious living room opens to a private balconyâ€”your front-row seat to morning coffee or evening skyline sunsets. Both bedrooms are generously sized, with the second bedroom perfect for guests, a home office, or a creative studio.

From here, 17th Aveâ€™s restaurants, cafÃ©s, and boutiques are just minutes away, and downtown is a quick stroll or bike ride. Covered parking is included, but with a Walk Score of 84, you might rarely use it. Quiet, stylish, and vacant for immediate possessionâ€”this is Lower Mount Royal living at its best.

Built in 1972

## Essential Information

MLS® #

A2241936



Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	711
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	401, 823 19 Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0C6

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Asphalt, Assigned, Off Street, Stall

### Interior

Interior Features	No Animal Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings, European Washer/Dryer Combination
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Brick, Wood Frame

Foundation                Poured Concrete

### **Additional Information**

Date Listed                July 22nd, 2025

Days on Market        18

Zoning                    M-C2

### **Listing Details**

Listing Office            RE/MAX iRealty Innovations

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