

401, 823 19 Avenue SW
Calgary, Alberta

MLS # A2254131



\$229,900

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, Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 576
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

MASSIVE PRICE REDUCTION!! Your search ends here! This is one of the best-priced 2-bedroom, 1-bath condos in Calgary's vibrant Beltline. Located in highly sought-after Lower Mount Royal, you'll love the freedom of stepping out your door to enjoy coffee shops, restaurants, bars, and countless amenities—everything is within walking distance. This top-floor unit offers over 700 sq. ft. of living space, with city views as your reward for staying fit and taking the stairs. Nestled on a quiet, tree-lined street just two blocks from 17th Ave SW, you get the best of both worlds: peaceful surroundings and an unbeatable urban lifestyle. Your vehicle will be secure in the covered parking, while the solid concrete building gives you peace of mind. Recent upgrades include new plumbing, electrical, roof, asbestos abatement, as well as refreshed common areas with new intercom, carpets, and paint. Inside, the condo is vacant and ready for your personal touch—bring your ideas and make it your own. Don't wait, this one won't last!