

405, 823 19 Avenue SW
Calgary, Alberta

MLS # A2311506



\$199,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	548 sq.ft.	Age:	1972 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Forced Air, Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 444
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Recessed Lighting, Track Lighting, Walk-In Closet(s), Wood Counters		

Inclusions: Couch, pillows, chairs, 4 barstools, bed, 2 nightstands, dishes, and linens

Welcome to Larch Manor, where modern updates meet effortless inner-city living in the sought-after community of Lower Mount Royal. This turn-key top-floor condo is perfectly suited for first-time buyers, students, or investors, offering a stylish and functional layout just moments from the vibrant shops, restaurants, cafés, and everyday conveniences of 17th Avenue and Mount Royal Village. Inside, you’ll find laminate and ceramic flooring throughout, a spacious living area with a wood burning fireplace, a breakfast bar with warm wood countertops, and a fully equipped kitchen with ample cabinet space. The generous primary bedroom includes a walk-in closet with built-in organizers, while a 4-piece bathroom, assigned parking stall, and convenient bike storage room complete this well-appointed home. Being sold fully furnished, this move-in ready home presents an exceptional opportunity for buyers seeking both comfort and convenience from day one. Contact your favourite real estate agent to schedule your private viewing.