

202, 823 19 Avenue SW
Calgary, Alberta

MLS # A2315225



\$229,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	703 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Covered, Gated, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters		

Inclusions: None

Welcome to this bright and well-appointed two-bedroom condo nestled in the highly sought-after community of Lower Mount Royal. Spanning 702 square feet, this thoughtfully designed unit features vinyl flooring throughout and neutral paint, creating a clean, move-in ready canvas that suits any décor style. The kitchen is both functional and stylish, boasting granite countertops, an updated backsplash, and a full appliance package including a refrigerator, electric stove, and dishwasher. The open living area is filled with natural light and offers seamless access to your private balcony through sliding patio doors, the perfect spot to unwind after a long day. Two comfortable bedrooms and a well-appointed four-piece bathroom complete the interior layout. This unit also includes secured surface parking with an assigned stall, adding everyday convenience to inner-city living. The location truly sets this property apart, just a short stroll to the vibrant shops, restaurants, and cafes along 17th Avenue SW, and within walking distance to Western Canadian High School. Commuters will appreciate the effortless access to major routes including 14th Street, Crowchild Trail, and MacLeod Trail, making every corner of the city easily within reach. An ideal opportunity for first-time buyers, downsizers, or investors looking to own in one of Calgary's most walkable and connected inner-city neighbourhoods.