

113, 838 19 Avenue SW
Calgary, Alberta

MLS # A2336368



\$449,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,112 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 674
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Tucked along tree-lined 19th Avenue, just steps from the energy of 17th Ave, this spacious single-level home offers a rare kind of quiet - a little pocket of calm in the heart of the city. Over 1,000 sq ft of thoughtfully laid-out living space, with 1 titled parking stall. The kitchen is made for gathering: stainless steel appliances, a gas range, generous counter space with an eat-up bar, and a pantry for everything you need close at hand. It flows easily into a dining area big enough to host friends for a long, unhurried dinner. The primary bedroom looks out over the patio, with a walkthrough closet leading to a private ensuite. A second bedroom offers its own walk-in closet, with an additional full bathroom completing the layout. Then there's the courtyard - a true rarity in condo living. Big enough for a full patio table and a separate lounge area, with a gas BBQ hookup and planter boxes ready for your garden, it's the kind of outdoor space that turns summer evenings into something special. A bit of suburbia, right downtown. Add in central air conditioning, in-suite laundry, and beautifully kept common areas, and this is a home that's easy to love. Note: Balcony repair to be completed the first week of September 2026.