

202, 835 19 Avenue SW
Calgary, Alberta

MLS # A2337248



\$169,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	593 sq.ft.	Age:	1979 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 544
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to this bright & updated third-floor, street-facing one-bedroom condo in the heart of highly desirable Lower Mount Royal. Ideally positioned on the quiet, tree-lined streetscape of 19th Avenue, it offers the perfect balance of peaceful residential living & vibrant inner city convenience. Steps from Calgary's iconic 17th Avenue, you'll enjoy an incredible selection of restaurants, cafés, shopping, fitness studios, parks & everyday amenities, while coming home to a mature, established neighbourhood surrounded by gorgeous brick architecture, century homes & upscale infills. The thoughtfully designed floor plan offers plenty of natural light & comfortable living space. The entertaining sized living room opens directly onto the large covered, street facing deck, creating a wonderful extension of the living area & a private spot to relax or entertain. Mature trees provide a lovely natural backdrop & added privacy, while the Duradeck flooring & aluminum railings make the outdoor space both attractive & practical. The updated galley-style kitchen is bright & modern, featuring newer white cabinetry, white appliances, a full tile backsplash & an extended countertop that creates an ideal breakfast / eating bar. The generous dining area offers plenty of room for a full-sized table & a buffet or hutch, making it easy to entertain friends & family. The spacious primary bedroom offers excellent flexibility for a king size bed & larger furniture pieces, along with a generous closet for ample storage. The updated four piece bathroom is especially functional, featuring a newer white vanity cabinet & a clever banjo-style extended countertop that provides substantially more usable counter space while allowing for a full width mirror. The bathtub is finished with attractive tile extending all the way to the ceiling for a clean, finished look. A standout feature of this home is the large dedicated

storage / laundry room. Enjoy the rare convenience of a full-size in-suite washer and dryer, plus handy shelving that makes it easy to keep household items organized and out of sight. Features include a covered, enclosed, secure & electrified assigned parking stall, plus bicycle storage. The Hallmark is an exceptionally well managed building with an updated lobby and newer elevator. Reasonable condo fees include heat, water, and sewer, adding to the overall affordability and convenience. This is an exceptional opportunity for a first-time buyer, investor, or anyone looking for a low-maintenance, lock-and-leave lifestyle in one of Calgary's most vibrant inner-city communities. With 17th Avenue, 4th Street, the river pathways, parks, shopping, restaurants, caf  s, and fitness facilities all within easy walking distance, the location truly checks all the boxes. Bright, updated, move-in ready & and exceptionally well located — this is Lower Mount Royal living at its best. This is the one!