

# \$259,900 - 301, 823 19 Avenue Sw, Calgary

MLS® #A2212375

## \$259,900

2 Bedroom, 1.00 Bathroom, 705 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Location! Location!! Location!!! A rare find in Lower Mount Royal! Welcome to this Second-floor end unit walkup featuring updated backsplash, granite countertops, stainless steel appliances, open kitchen & living area. Pass through Kitchen with breakfast counter for two, spacious bedrooms and updated laminate flooring. Located on a quiet street lined with trees and nestled between the brownstones. Get the best of both worlds, this 2-bedroom unit is just steps away from 17th Ave, experience the convenience of restaurants and night life, visit local shops, walk for your morning coffee or groceries. The condo is professionally managed, pet friendly, and offers bike storage. Don't delay make your appointment today!

Built in 1973

## Essential Information

MLS® #	A2212375
Price	\$259,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	705
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Apartment



Style Single Level Unit, Up/Down  
Status Active

### Community Information

Address 301, 823 19 Avenue Sw  
Subdivision Lower Mount Royal  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2T 0H6

### Amenities

Amenities Parking, Bicycle Storage, Laundry, Snow Removal, Trash  
Parking Spaces 1  
Parking Assigned, Covered, Paved, Plug-In, Stall

### Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan  
Appliances Dishwasher, Electric Stove, Refrigerator, Window Coverings, European Washer/Dryer Combination  
Heating Baseboard, Natural Gas, Hot Water  
Cooling None  
# of Stories 4  
Basement None

### Exterior

Exterior Features Balcony  
Roof See Remarks  
Construction Brick, Stucco, Concrete, Metal Frame, Post & Beam  
Foundation Poured Concrete

### Additional Information

Date Listed April 20th, 2025  
Days on Market 3  
Zoning M-C2

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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