

\$249,900 - 401, 823 19 Avenue Sw, Calgary

MLS® #A2241936

\$249,900

2 Bedroom, 1.00 Bathroom, 711 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

.....NEW PRICING..... BEST PRICED 2 BEDROOM IN LOWER MOUNT ROYAL.

Vacant & Ready - Top-Floor Corner Unit with City Views in Lower Mount Royal.

Reduced over \$40,000 since first listed. Priced to Go!!!!

Live above it all in this bright 2-bedroom top-floor corner condo, perfectly set on a peaceful, tree-lined street in one of Calgary's most walkable neighbourhoods. With sweeping iconic city views, abundant natural light from extra windows, and low condo fees in a solid concrete building, it's an ideal choice for first-time buyers, busy professionals, or investors looking for a smart addition to their portfolio.

Fresh vinyl floors, granite counters, an updated bathroom, and in-suite laundry make everyday living easy. The spacious living room opens to a private balcony - your front-row seat to morning coffee or evening skyline sunsets. Both bedrooms are generously sized, with the second bedroom perfect for guests, a home office, or a creative studio.

From here, 17th Ave's restaurants, cafés, and boutiques are just minutes away, and downtown is a quick stroll or bike ride. Covered parking is included, but with a Walk Score of 84, you might rarely use it. Quiet, stylish, and vacant for immediate possession - this is Lower Mount Royal living at its best.

Built in 1972



Essential Information

MLS® #	A2241936
Price	\$249,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	711
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	401, 823 19 Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0C6

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Asphalt, Assigned, Off Street, Stall

Interior

Interior Features	No Animal Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings, European Washer/Dryer Combination
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	33
Zoning	M-C2

Listing Details

Listing Office	RE/MAX iRealty Innovations
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