

# \$264,900 - 401, 823 19 Avenue Sw, Calgary

MLS® #A2241936

**\$264,900**

2 Bedroom, 1.00 Bathroom, 711 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

**\*\*Vacant & Ready for You â€“ A Bright 2-Bedroom Corner Unit in Lower Mount Royal\*\*** If youâ€™re looking for a sunny, move-in-ready space in one of Calgaryâ€™s best neighborhoods, this is it. This top-floor corner unit gives you iconic city views, two comfortable bedrooms, and a layout that just makes sense. Whether youâ€™re starting out, downsizing, or just want a low-maintenance home in a great location, this one checks all the boxes. Inside, youâ€™ll find fresh vinyl floors, an updated bathroom, granite counters, and in-suite laundry (a real perk in this area). The living room opens to a private balconyâ€”ideal for morning coffee or unwinding with the skyline as your backdrop. And because itâ€™s a corner unit with extra windows, the space feels open and airy all day long. Both bedrooms are well-sized, with the primary bedroom easily fitting a queen bed and the second bedroom working perfectly as a guest room, home office, or creative space. Location-wise, you canâ€™t beat it. Walk to 17th Aveâ€™s restaurants, cafÃ©s, and shops in minutes, or take a quick drive downtown. With a Walk Score of 84, you might not need your car much, but youâ€™ll still appreciate the included covered parking spot. The building is solid concrete, quiet, and tucked along a tree-lined street, so you get the best of urban living without the noise. Plus, the unit is vacant, so you can move in fast if youâ€™re ready. This wonâ€™t sit around for longâ€”letâ€™s set up a viewing and see if



itâ€™s the right fit for you.

Built in 1972

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2241936          |
| Price          | \$264,900         |
| 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        | Assigned, Off Street, Stall, Asphalt |

### 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, Natural Gas, Hot Water                                                                         |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |

|              |                                         |
|--------------|-----------------------------------------|
| Fireplaces   | Living Room, Wood Burning, Brick Facing |
| # of Stories | 4                                       |

## Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Balcony           |
| Construction      | Brick, Wood Frame |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 10              |
| Zoning         | M-C2            |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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