

# \$294,500 - 3, 927 19 Avenue Sw, Calgary

MLS® #A2254592

**\$294,500**

2 Bedroom, 1.00 Bathroom, 838 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Elevated Living in a Boutique Retro Condo!  
Step into sophisticated urban living in this beautifully updated 2-bedroom, 1-bath residence. Nestled in an exclusive 9-unit building with no post-tension cables, this 837 sq. ft. unit offers a rare blend of timeless construction and modern comfort. The expansive living room is the heart of the home – a light-filled space that flows seamlessly onto your private balcony with partial city views. Perfect for entertaining or simply unwinding, this open layout corner unit delivers a sense of style and spaciousness rarely found in condo living. Both bedrooms are generously sized and can easily accommodate king size beds, offering flexibility for a serene primary retreat, a guest room, or a chic home office. Enjoy the everyday convenience of in-suite laundry, covered parking, and the security of being above ground level. This 9 unit complex is self managed and has very reasonable condo fees. Set in one of the city's most walkable neighbourhoods Lower Mount Royal with a Walk Score of 98, every convenience is at your doorstep – from cafes and dining to shopping and transit. Here, you'll enjoy the best of both worlds: a quiet boutique setting with vibrant urban energy just steps away.

Built in 1976

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2254592          |
| Price          | \$294,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 838               |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3, 927 19 Avenue Sw |
| Subdivision | Lower Mount Royal   |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2T 0H8             |

### Amenities

|                |                |
|----------------|----------------|
| Amenities      | None           |
| Parking Spaces | 1              |
| Parking        | Stall, Carport |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Smoking Home                                      |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garburator, Microwave, Refrigerator, Electric Cooktop |
| Heating           | Natural Gas, Hot Water                                                                  |
| Cooling           | None                                                                                    |
| # of Stories      | 3                                                                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 6                   |
| Zoning         | M-C2                |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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