

# \$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	6
Zoning	M-C2

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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