

# \$229,900 - 401, 823 19 Avenue Sw, Calgary

MLS® #A2254131

**\$229,900**

2 Bedroom, 1.00 Bathroom, 711 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

**MASSIVE PRICE REDUCTION!!** Your search ends here! This is one of the best-priced 2-bedroom, 1-bath condos in Calgary's vibrant Beltline. Located in highly sought-after Lower Mount Royal, you'll love the freedom of stepping out your door to enjoy coffee shops, restaurants, bars, and countless amenities—everything is within walking distance. This top-floor unit offers over 700 sq. ft. of living space, with city views as your reward for staying fit and taking the stairs. Nestled on a quiet, tree-lined street just two blocks from 17th Ave SW, you get the best of both worlds: peaceful surroundings and an unbeatable urban lifestyle.

Your vehicle will be secure in the covered parking, while the solid concrete building gives you peace of mind. Recent upgrades include new plumbing, electrical, roof, asbestos abatement, as well as refreshed common areas with new intercom, carpets, and paint. Inside, the condo is vacant and ready for your personal touch—bring your ideas and make it your own. Don't wait, this one won't last!

Built in 1972

## Essential Information

MLS® # A2254131

Price \$229,900



|                |                   |
|----------------|-------------------|
| 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, 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    | September 4th, 2025 |
| Days on Market | 33                  |
| Zoning         | M-C2                |

**Listing Details**

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

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