

\$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	11
Zoning	M-C2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.