

# \$260,000 - 209, 835 19 Avenue Sw, Calgary

MLS® #A2219316

**\$260,000**

2 Bedroom, 1.00 Bathroom, 789 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

STEPS TO 17TH AVE SW! UPGRADES THROUGHOUT, FRESHLY PAINTED, SOUTH FACING BALCONY, MOVE IN READY!

Amazing location on a tree-lined street, this 2 bed / 1 bath corner unit showcases a bright an open floor plan. Additional features & updates throughout, including; newer vinyl plank flooring, stainless steel appliances, in-suite laundry, additional storage , elevator & a secured covered parking stall. A spacious living room with access to your sunny south facing balcony, modern mix of white/neutral kitchen comes complete with quartz countertops, pantry/storage and a dining area. The oversized primary & second bedroom are sure to wow with ample closet space. Rest easy with additional street parking permits through city of Calgary. Immediate access to endless restaurants, cafes, parks, shopping, downtown core and all other amenities you could dream of in desirable lower mount royal. Come view your new home today & one of Calgary's most popular lifestyle destinations.

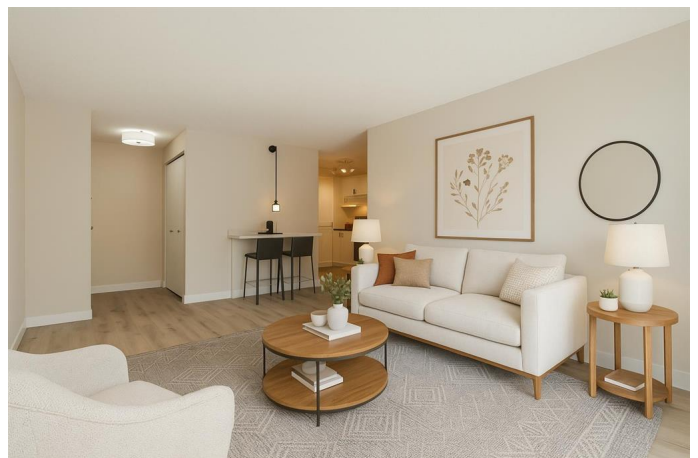
Built in 1979

## Essential Information

MLS® # A2219316

Price \$260,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 789               |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 209, 835 19 Avenue Sw |
| Subdivision | Lower Mount Royal     |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2G 0H6               |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage, Garbage Chute |
| Parking Spaces | 1                                                    |
| Parking        | Secured, Covered, Carport                            |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Elevator, No Smoking Home, Quartz Counters, See Remarks                              |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings, Washer/Dryer Stacked |
| Heating           | Baseboard, Natural Gas                                                                                  |
| Cooling           | None                                                                                                    |
| # of Stories      | 4                                                                                                       |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, Storage                       |
| Construction      | Brick, Stucco, Wood Frame, Wood Siding |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 4             |

Zoning

M-C2

Listing Details

Listing Office

Paramount Real Estate Corporation

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