

# \$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), Garbage Chute, Secured Parking, Storage
Parking Spaces	1
Parking	Carport, Covered, Secured

### Interior

Interior Features	Built-in Features, Elevator, No Smoking Home, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
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	44

Zoning

M-C2

## **Listing Details**

Listing Office

Paramount Real Estate Corporation

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