

106, 835 19 Avenue SW  
Calgary, Alberta

MLS # A2283035



**\$230,000**

**Division:** Lower Mount Royal

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 566 sq.ft. **Age:** 1979 (47 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Carport, Stall

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 510

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

**Heating:** Boiler

**Floors:** Ceramic Tile, Vinyl Plank

**Roof:** -

**Basement:** -

**Exterior:** Stucco, Wood Frame

**Foundation:** -

**Features:** See Remarks

**Inclusions:** none

Located on the second floor of the building, this sweet, charming condo features a large, private, south-facing balcony in a beautiful setting on a quiet street in Lower Mount Royal. Located on the quiet rear side of the building, the open floor plan offers new LVP flooring throughout, a functional kitchen, generous in-suite storage (plus a separate secured locker on the main floor) and complete in-suite laundry. The spacious bedroom includes a double closet and easily accommodates a king-sized bed. Enjoy covered, secure parking, ample street parking for guests, and elevator access. An exceptional location just steps to the vibrant 17th Avenue district — restaurants, coffee shops, fitness, groceries, shopping, and an easy walk to downtown.