

\$459,900 - 207, 838 19 Avenue Sw, Calgary

MLS® #A2260072

\$459,900

2 Bedroom, 2.00 Bathroom, 1,299 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

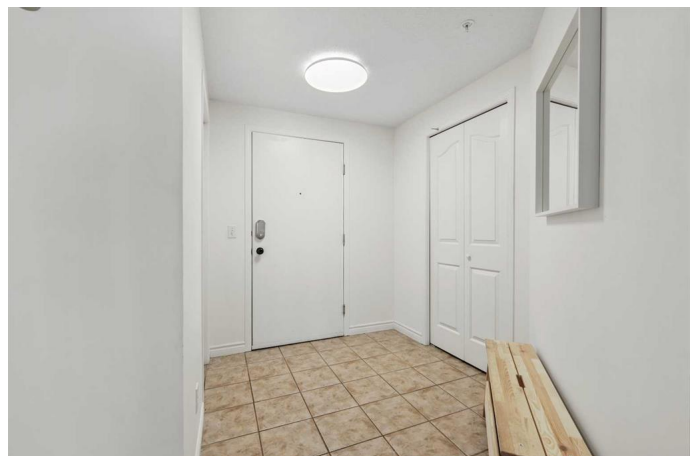
Huge 2 Bedroom + Den, 2-Bathroom Condo in Lower Mount Royal – 1,300 sq. ft. of Living Space

This spacious condo in the charming Mount Royal Grande building offers a bright, open-concept layout that's perfect for families, roommates, or anyone looking for extra space. At nearly 1,300 sq. ft., this fantastic unit provides ample room for comfortable living and entertaining.

The kitchen is a chef's dream, featuring stainless steel appliances, granite countertops, and plenty of cabinet space. The convenient eating bar with room for 4-5 stools and additional space for a dining table makes this area ideal for cooking, dining, and entertaining.

The spacious living room provides a relaxing atmosphere with a layout perfect for social gatherings, plus easy access to the private balcony – complete with a gas line for your BBQ, making it ideal for summer BBQs or evening relaxation.

The primary suite is a retreat, complete with a walk-in closet and a luxurious ensuite bathroom. The additional bedroom is also spacious enough for guests, children, or a dedicated home office. The den features a closet and works well as an office/ flex room, plus the second full bathroom to offer added



convenience for roommates or guests.

Additional features include a large storage room, in-suite laundry, and central AC for those hot summer days. This unit also comes with two titled underground parking stalls, which offer the option of renting one or both for additional income. The second stall is currently rented for \$150 per month.

The location is second to none! Just steps from the vibrant shops, cafes, and restaurants of 17th Avenue and 4th Street, you'll enjoy unbeatable access to parks, schools, and public transit.

Perfectly blending modern living with convenience and style, this condo offers everything you need for a comfortable and active lifestyle in one of Calgary's most desirable neighbourhoods.

Built in 2002

Essential Information

MLS® #	A2260072
Price	\$459,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,299
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	207, 838 19 Avenue Sw
Subdivision	Lower Mount Royal

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6H2

Amenities

Amenities	Elevator(s), Other, Parking, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Off Street, Parkade, Underground
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, High Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings, Garburator
Heating	Natural Gas, Heat Pump
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	October 8th, 2025
Zoning	M-C2

Listing Details

Listing Office	Real Broker
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