

\$219,900 - 401, 823 19 Avenue Sw, Calgary

MLS® #A2267782

\$219,900

2 Bedroom, 1.00 Bathroom, 711 sqft
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Unbeatable Value in Lower Mount Royal â€“
Priced \$40,000 Below Last Sale!

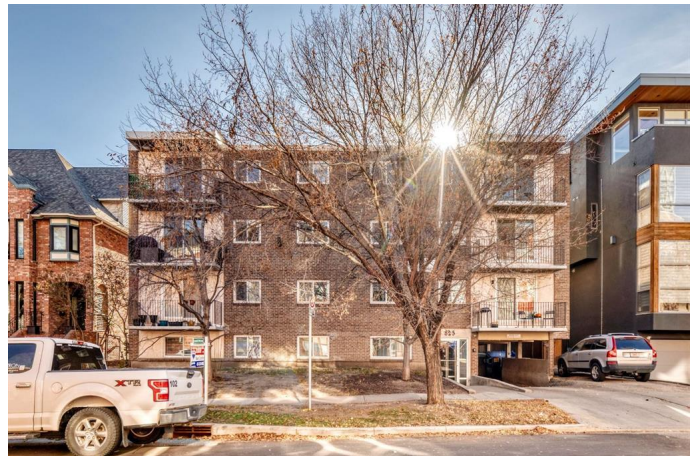
Opportunity knocks! This is one of the best-priced 2-bedroom condos in the Beltline, offering exceptional value for both investors and first-time buyers. Priced \$40,000 less than the most recent sale in the building, this top-floor unit delivers incredible upside in one of Calgaryâ€™s most desirable inner-city neighbourhoods.

Freshly painted this week and vacant for immediate possession, itâ€™s an ideal rental property, first home, or long-term hold. With over 700 sq. ft. of living space, downtown views, covered parking, and a solid concrete building, you get a rare combination of affordability, location, and long-term potential.

This well-managed building has undergone significant improvements â€” including upgraded plumbing, electrical, roof, asbestos abatement, refreshed common areas, and a modernized intercom system â€” providing peace of mind and lower future maintenance costs.

Steps from the energy of 17th Ave SW but nestled on a quiet, tree-lined street, youâ€™ll enjoy unmatched walkability to cafes, restaurants, shopping, transit, and nightlife.

Donâ€™t miss this chance to secure a



fantastic deal in Lower Mount Royal – opportunities like this don’t come often at this price!

Built in 1972

Essential Information

MLS® #	A2267782
Price	\$219,900
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
Community	Lower Mount Royal
Condo	Z-name Not Listed
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, Hot Water, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	3
Zoning	M-C2

Listing Details

Listing Office	RE/MAX iRealty Innovations
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