



## 823 19 Avenue Calgary Alberta

\$239,900

.....NEW PRICING..... BEST PRICED 2 BEDROOM IN LOWER MOUNT ROYAL. Vacant & Ready - Top-Floor Corner Unit with City Views in Lower Mount Royal. Reduced over \$45,000 since first listed. Priced to Go!!!! Live above it all in this bright 2-bedroom top-floor corner condo, perfectly set on a peaceful, tree-lined street in one of Calgary's most walkable neighbourhoods. With sweeping iconic city views, abundant natural light from extra windows, and low condo fees in a solid concrete building, it's an ideal choice for first-time buyers, busy professionals, or investors looking for a smart addition to their portfolio. Fresh vinyl floors, granite counters, an updated bathroom, and in-suite laundry make everyday living easy. The spacious living room opens to a private balcony--your front-row seat to morning coffee or evening skyline sunsets. Both bedrooms are generously sized, with the second bedroom perfect for guests, a home office, or a creative studio. From here, 17th Ave's restaurants, cafes, and boutiques are just minutes away, and downtown is a quick stroll or bike ride. Covered parking is included, but with a Walk Score of 84, you might rarely use it. Quiet, stylish, and vacant for immediate possession--this is Lower Mount Royal living at its best. (id:6769)

Kitchen 13.42 Ft x 10.67 Ft  
Living room 12.00 Ft x 11.92 Ft  
Primary Bedroom 15.17 Ft x 10.00 Ft

Bedroom 11.58 Ft x 8.17 Ft  
4pc Bathroom 7.33 Ft x 4.92 Ft  
Laundry room 5.75 Ft x 3.33 Ft

Listing Presented By:



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