

# \$485,000 - 207, 838 19 Avenue Sw, Calgary

MLS® #A2238900

**\$485,000**

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® #	A2238900
Price	\$485,000
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), Visitor Parking, Other, Parking
Parking Spaces	2
Parking	Heated Garage, Off Street, Parkade, Underground
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Walk-In Closet(s), Ceiling Fan(s), Elevator
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	July 16th, 2025
Days on Market	19
Zoning	M-C2

### **Listing Details**

Listing Office	Real Broker
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