

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

MLS® #A2238900

**\$485,000**

3 Bedroom, 2.00 Bathroom, 1,299 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

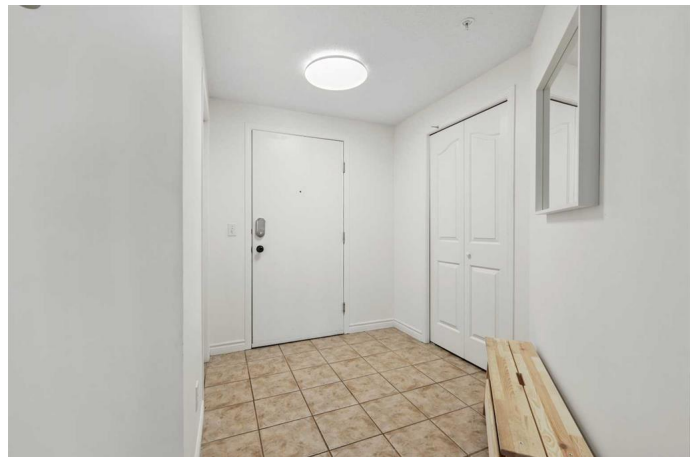
Huge 3-Bedroom, 2-Bathroom Condo in Lower Mount Royal – 1,300 sq. ft. of Living Space

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 3-bedroom, 2-bathroom 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 two additional bedrooms are spacious enough for guests, children, or a dedicated home office. The second full bathroom offers added convenience for busy mornings or visitors.



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 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	3
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	None
Parking Spaces	2
Parking	Heated Garage, Parkade, Underground

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Walk-In Closet(s), Elevator
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Window Coverings
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	2
Zoning	M-C2

### Listing Details

Listing Office	Real Broker
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