

\$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!

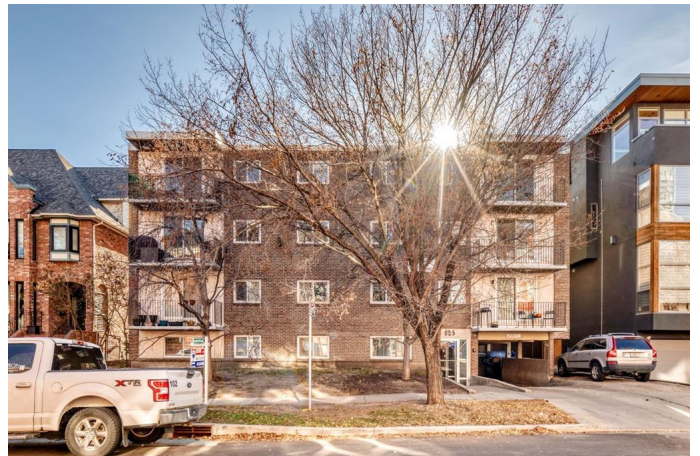
Opportunity knocks! This is one of the best-priced 2-bedroom condos in the Beltline, offering exceptional value for both investors and first-time buyers. Priced \$40,000 less than the most recent sale in the building, this top-floor unit delivers incredible upside in one of Calgaryâ€™s most desirable 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 â€” opportunities like this donâ€™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
Subdivision	Lower Mount Royal
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	4
Zoning	M-C2

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.