

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

MLS® #A2254131

\$219,900

2 Bedroom, 1.00 Bathroom, 711 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

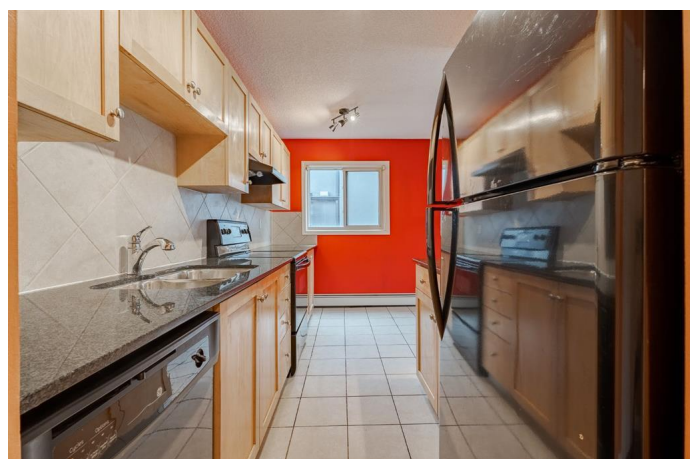
Investor Alert â€” Major Price Drop & Huge Potential!

Looking for a smart buy with serious upside? This is one of the best-priced 2-bedroom, 1-bath condos in Calgaryâ€™s desirable Beltline! Perfect for investors, flippers, or first-time buyers who see the value in location and opportunity.

Situated in sought-after Lower Mount Royal, youâ€™re just steps from trendy coffee shops, restaurants, and nightlife on 17th Ave SW â€” yet tucked away on a peaceful, tree-lined street. This top-floor unit offers over 700 sq. ft. of living space with downtown views, covered parking, and all the perks of a solid concrete building.

The building has seen major upgrades â€” including new plumbing, electrical, roof, asbestos abatement, refreshed common areas, and updated intercom system â€” setting you up for years of low-maintenance ownership.

Inside, the condo is vacant and ready for a first time buyer or investor looking for a great rental. Add your personal touch, enjoy the space, and unlock its full value potential. Whether youâ€™re looking to flip, rent, or move in, this is your chance to secure a property in one of Calgaryâ€™s most walkable and in-demand neighbourhoods.



Don't wait " deals like this are rare in Lower Mount Royal!

Built in 1972

Essential Information

MLS® #	A2254131
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	Off Street, Stall, Asphalt, Assigned

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, Natural Gas, Hot Water
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	47
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.