

**207, 838 19 Avenue SW  
Calgary, Alberta****MLS # A2238900****\$485,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,299 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Off Street, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Heat Pump, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 823
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, High Ceilings, Walk-In Closet(s)		

**Inclusions:** None

Huge 2 Bedroom + Den, 2-Bathroom Condo in Lower Mount Royal &ndash; 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&mdash;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.