

**3, 927 19 Avenue SW
Calgary, Alberta**

MLS # A2254592



\$294,500

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 394
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home		

Inclusions: Window Coverings

Elevated Living in a Boutique Retro Condo! Step into sophisticated urban living in this beautifully updated 2-bedroom, 1-bath residence. Nestled in an exclusive 9-unit building with no post-tension cables, this 837 sq. ft. unit offers a rare blend of timeless construction and modern comfort. The expansive living room is the heart of the home — a light-filled space that flows seamlessly onto your private balcony with partial city views. Perfect for entertaining or simply unwinding, this open layout corner unit delivers a sense of style and spaciousness rarely found in condo living. Both bedrooms are generously sized and can easily accommodate king size beds, offering flexibility for a serene primary retreat, a guest room, or a chic home office. Enjoy the everyday convenience of in-suite laundry, covered parking, and the security of being above ground level. This 9 unit complex is self managed and has very reasonable condo fees. Set in one of the city's most walkable neighbourhoods Lower Mount Royal with a Walk Score of 98, every convenience is at your doorstep — from cafes and dining to shopping and transit. Here, you'll enjoy the best of both worlds: a quiet boutique setting with vibrant urban energy just steps away.