

**106, 835 19 Avenue SW
Calgary, Alberta**

MLS # A2283035

\$230,000



Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	566 sq.ft.	Age:	1979 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Carport, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 510
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		
Inclusions:	none		

Located on the second floor of the building, this sweet, charming condo features a large, private, south-facing balcony in a beautiful setting on a quiet street in Lower Mount Royal. Located on the quiet rear side of the building, the open floor plan offers new LVP flooring throughout, a functional kitchen, generous in-suite storage (plus a separate secured locker on the main floor) and complete in-suite laundry. The spacious bedroom includes a double closet and easily accommodates a king-sized bed. Enjoy covered, secure parking, ample street parking for guests, and elevator access. An exceptional location just steps to the vibrant 17th Avenue district — restaurants, coffee shops, fitness, groceries, shopping, and an easy walk to downtown.