



THE
A-TEAM

**RE/MAX
FIRST**

835 19 Avenue #209, Calgary T2G 0H6

MLS® #: **A2199334** Area: **Lower Mount Royal** Listing Date: **03/10/25** List Price: **\$270,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 21-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1979**

Finished Floor Area
 Abv Sqft: **789**
 Low Sqft:
 Ttl Sqft: **789**

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Single Level Unit**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Carport,Covered,Secured**

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Storage**

Construction: **Brick,Stucco,Wood Frame,Wood Siding**
 Flooring: **Laminate,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Built-in Features,Elevator,No Smoking Home,Quartz Counters,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	32`7" x 26`6"	Dining Room	Main	27`1" x 19`8"
Living Room	Main	58`0" x 34`2"	Laundry	Main	7`1" x 6`7"
Breakfast Nook	Main	26`10" x 19`5"	Foyer	Main	19`2" x 10`8"
Bedroom - Primary	Main	39`8" x 33`8"	Bedroom	Main	39`8" x 33`8"
4pc Bathroom	Main	26`10" x 16`2"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$698

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: **9911546**

Remarks

Pub Rmks: **STEPS TO 17TH AVE SW! UPGRADES THROUGHOUT, FRESHLY PAINTED, SOUTH FACING BALCONY, MOVE IN READY! Amazing location on a tree-lined street, this 2 bed / 1 bath corner unit showcases a bright an open floor plan. Additional features & updates throughout, including; newer vinyl plank flooring, stainless steel appliances, in-suite laundry, additional storage , elevator & a secured covered parking stall. A spacious living room with access to your sunny south facing balcony, modern mix of white/neutral kitchen comes complete with quartz countertops, pantry/storage and a dining area. The oversized primary & second bedroom are sure to wow with ample closet space. Rest easy with additional street parking permits through city of Calgary. Immediate access to endless restaurants, cafes, parks, shopping, downtown core and all other amenities you could dream of in desirable lower mount royal. Come view your new home today & one of Calgary's most popular lifestyle destinations.**

Inclusions: **N/A**

Property Listed By: **Paramount Real Estate Corporation**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







