

# \$464,850 - 201, 916 19 Avenue Sw, Calgary

MLS® #A2243932

**\$464,850**

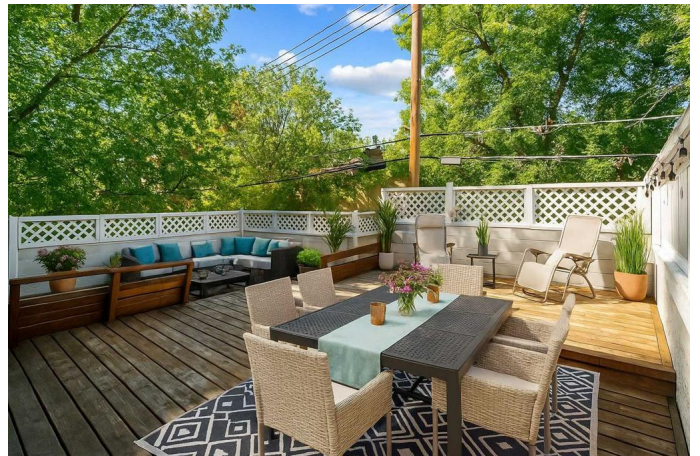
2 Bedroom, 2.00 Bathroom, 1,029 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

OPEN HOUSE Sat Sept 6th, 12-2pm |  
Experience the ultimate downtown lifestyle in Calgary's sought-after Lower Mount Royal, over 1,000 sqft of beautifully renovated living space paired with an 800 sqft private, multi-level patio that's larger than most entire condos. This one-of-a-kind outdoor retreat is perfect for hosting friends or enjoying peace and quiet, all just steps from the vibrant 17th Avenue.

Inside, sunlight pours through large windows, filling the bright, open floor plan. Pride of ownership is evident in every detail, with tasteful renovations that make the home look and feel brand new. Stylish LVP flooring, modern baseboards, fresh designer paint, and all new lighting fixtures create a warm, inviting atmosphere. The spacious kitchen offers abundant counter space, a large walk-in pantry, stainless steel appliances, and an eat-up breakfast bar. The living room centers around a cozy wood-burning fireplace and flows seamlessly to the massive patio, creating the ultimate indoor-outdoor connection.

The generous primary suite features a walk-in closet and a 4-piece ensuite with a walk-in shower. A second bedroom and full bathroom provide flexibility for guests, a home office, or both. Additional comforts include in-suite laundry, plentiful storage, including private under-deck storage and a storage space in your parking stall, in-floor heating, air



conditioning, elevator access, and a garbage chute.

This unit comes with two parking stalls, a rare luxury so close to downtown, one heated underground and one surface stall, offering unmatched convenience for daily living and hosting guests.

The location is unbeatable, it's just a short stroll to Save-On-Foods, caf  s, award-winning restaurants, boutique shops, and nightlife on 17th Ave. Yet the home is tucked far enough away that your patio feels like a peaceful escape where you can hear the wind through the trees and forget you are in the heart of the city.

Opportunities like this are rare. Discover the perfect blend of vibrant city living and peaceful retreat. Book your private showing today.

Built in 1992

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS   #        | A2243932          |
| Price          | \$464,850         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,029             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|         |                       |
|---------|-----------------------|
| Address | 201, 916 19 Avenue Sw |
|---------|-----------------------|

|             |                   |
|-------------|-------------------|
| Subdivision | Lower Mount Royal |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 0H7           |

## Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Elevator(s), Garbage Chute, Parking, Secured Parking, Storage, Trash |
| Parking Spaces | 2                                                                    |
| Parking        | Stall                                                                |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Wine Refrigerator                      |
| Heating           | Forced Air                                                                                           |
| Cooling           | Wall Unit(s)                                                                                         |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Wood Burning                                                                                         |
| # of Stories      | 4                                                                                                    |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony, Lighting, Storage |
| Construction      | Brick, Stucco, Wood Frame  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 32               |
| Zoning         | M-C2             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.