

**107, 838 19 Avenue SW**  
**Calgary, Alberta**

**MLS # A2162743**



**\$429,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 636
<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, Chandelier, Granite Counters, Pantry		

**Inclusions:** N/A

Spacious 2-Bedroom Condo with Expansive \*PRIVATE\* Patio in Mount Royal! Welcome to this exceptional 2-bedroom, 2-bathroom condo, offering 1,102 square feet of indoor living space on a beautiful tree-lined street in the heart of Mount Royal. The well-lit open floor plan, enhanced by 9-foot ceilings, creates a bright and inviting atmosphere perfect for modern living. The primary bedroom is a serene retreat, complete with a luxurious 4-piece ensuite and double closets for ample storage. The second bedroom is equally inviting, featuring a large window that fills the space with natural light and a roomy closet for added convenience. The spacious kitchen is a chef's delight, featuring granite countertops and stainless-steel appliances, making cooking a breeze. A stacked washer and dryer are conveniently located in the generous in-suite laundry room, offering both practicality and extra storage space. One of the rare highlights of this suite is the " MASSIVE AND PRIVATE " oversized 739 sq ft outdoor patio, measuring an impressive 23 by 31 feet. This incredible space is perfect for outdoor entertaining, dining, and relaxation—an outdoor oasis right in the city. Situated just two blocks from 17th Avenue, you'll be within walking distance of your favorite restaurants, coffee shops, and essential retailers like Best Buy, Save-On-Foods, and Canadian Tire. Enjoy the perfect blend of tranquility and convenience in this sought-after community. Don't miss the chance to call this stunning Mount Royal condo your new home!