# 109 835 19 Avenue SW

Calgary | Active | MLS® A2327562

**$209,399**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **1** | **1979** | **790.21 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by REMAX Innovations

# A closer look

Welcome to this second floor unit (Unit 109 but located on the 2nd floor) in the popular community of Lower Mount Royal. This home offers a functional open concept layout with 2 large bedrooms both offering generous closet space. You will love the well designed kitchen with ample workspace and storage including a full pantry. Enjoy the private south facing balcony that is perfect for relaxing or BBQ'ing. This pet friendly building (subject to board approval) offers covered, secure parking, assigned storage, and convenient elevator access.
Ideally located just steps from 17th Avenue, you'll have easy access to restaurants, cafés, shopping, fitness studios, and be within walking distance of downtown. This is an excellent opportunity for first time buyers or investors to own in one of Calgary's most vibrant communities!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2327562 |
| **Bedrooms** | 2 |
| **Bathrooms** | 1 |
| **Year Built** | 1979 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 790.21 sq. ft. |
| **Condo Fee:** | $718.23 |
| **Condo Fee Includes:** | Heat, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water |

| | |
|---|---|
| **Front Exposure:** | North |
| **Unit Exposure:** | South |
| **Floor Location:** | Other |
| **Entry Level:** | 2 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 4 |
| **Year built:** | 1979 (Age: 47) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 9911546 |
| **Heating:** | Baseboard, Boiler |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Stucco, Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Laminate, Vinyl |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Covered, Gated, Plug-In, Stall |

| | |
|---|---|
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | The Hallmark |
| **Community:** | Lower Mount Royal |
| **Amenities:** | Elevator(s), Parking, Secured Parking, Storage |
| **Appliances:** | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions, Yes |
| **Main Floor** | Living Room · 17'7" × 13'6" · |
| **Main Floor** | Bedroom · 14'2" × 10'4" · |
| **Main Floor** | Bedroom - Primary · 14'2" × 11'8" · |
| **Main Floor** | Dining Room · 8'6" × 6'1" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Schools Nearby, Shopping Nearby |
| **Interior Features:** | No Smoking Home, Pantry, Storage |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | M-C2 |

| | |
|---|---|
| **Listed Date:** | Jul 10, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/109-835-19-avenue-sw-calgary-a2327562/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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