113 838 19 Avenue SW

Calgary | Active | MLS® A2354704

$425,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2002**	**1,112 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

Most condo buyers settle for a small balcony. This 1,000+ sq ft home on beautiful tree-lined 19th Avenue has a courtyard big enough for a full patio table and a separate lounge area, and it sits steps from 17th Ave’s restaurants, cafés and shops.
Inside, the kitchen has stainless steel appliances, a gas range, an eat-up bar, a pantry and plenty of counter space. It opens to a dining area that fits a full table. Both bedrooms are well sized. The primary overlooks the patio and has a walkthrough closet and private ensuite, and the second bedroom has its own walk-in closet. There’s a second full bathroom, in-suite laundry, air conditioning and 1 titled parking stall.
The common areas are clean and well kept, and the location suits anyone who wants to walk to dinner and come home to a quiet street.
Book a showing and see the courtyard in person!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354704
Bedrooms	2
Bathrooms	2
Year Built	2002
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:	1,112 sq. ft.
Main Level Finished Area:	1,112 sq. ft.
Condo Fee:	$673.79

Condo Fee Includes:	Caretaker, Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2002 (Age: 24)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0113505
Heating:	Forced Air, Natural Gas
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum
Cooling:	Central Air

Fireplaces:	0
Garage:	No
Parking:	Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Mount Royal Grande
Community:	Lower Mount Royal
Amenities:	Elevator(s), Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 13'4" × 10'2" ·
Main Floor	Living Room · 13'10" × 13'8" ·
Main Floor	Dining Room · 10'4" × 9'2" ·
Main Floor	Bedroom - Primary · 15'5" × 10'6" ·
Main Floor	Bedroom · 12'11" × 10'6" ·
Main Floor	Laundry · 6'11" × 6'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	No Animal Home, Open Floorplan, Walk-In Closet(s)
Exterior Features:	Courtyard, Covered Courtyard, Storage

Patio And Porch Features:	Covered, Enclosed
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/113-838-19-avenue-sw-calgary-a2354704/

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