206 835 19 Avenue SW

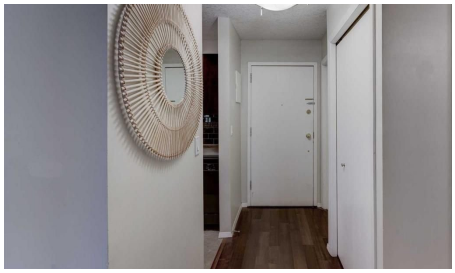
Calgary | Active | MLS® A2336657

$189,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1979**	**564.51 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Blue Sky

A closer look

Located in prestigious Lower Mount Royal, this one bedroom apartment condo presents an exceptional opportunity for first time home buyers and real estate investors alike. The functional floor plan optimizes space, offering a practical layout designed for effortless urban living. Situated within walking distance of the vibrant 17th Avenue SW district, residents enjoy immediate access to premier dining, retail shopping, grocery options, and local cafes. Efficient transit routes and direct connections to the Calgary downtown core ensure daily commutes remain quick and convenient. Lower Mount Royal consistently demonstrates strong rental demand, making this property an attractive option for ongoing cash flow potential. A highly walkable location add to the overall financial efficiency of this established residence. Positioned near neighborhood parks and major transit corridors, this property seamlessly balances inner city convenience with lifestyle utility. Contact your preferred real estate professional today to arrange a private viewing of this Calgary property.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336657
Bedrooms	1
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:	564.51 sq. ft.
Main Level Finished Area:	564.51 sq. ft.
Condo Fee:	$510.23

Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Sewer, Snow Removal, Trash
Acreage:	No
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	3
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	1979 (Age: 47)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	991146
Heating:	Baseboard, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Cedar, Concrete, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Membrane, Mixed, Shake
Ensuite:	No

Flooring:	Laminate, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Driveway, Paved, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Hall, In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Hallmark
Community:	Lower Mount Royal
Amenities:	Bicycle Storage, Elevator(s), Parking, Storage
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Foyer · 3'10" × 3'1" ·
Main Floor	Kitchen With Eating Area · 13'5" × 8'3" ·
Main Floor	Bedroom - Primary · 13' × 12'4" ·
Main Floor	Storage · 7'4" × 3'8" ·
Main Floor	Laundry · 2'6" × 2'2" ·
Main Floor	Balcony · 11'5" × 5'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Elevator, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Track Lighting, Vinyl Windows
Exterior Features:	Awning(s), Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Aug 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/206-835-19-avenue-sw-calgary-a2336657/

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

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.