301 916 19 Avenue SW

Calgary | Active | MLS® A2352709

$444,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1992**	**1,378.23 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to this charming loft-style home in the heart of Lower Mount Royal! Tucked away in a small, quiet building, this top-floor corner unit offers the perfect blend of character, comfort and inner-city convenience, just a few blocks from the shops, restaurants and vibrant energy of 17th Avenue. Inside, vaulted ceilings and expansive windows create a bright, airy atmosphere, with beautiful south-facing natural light flowing throughout. The inviting main floor features an open-concept kitchen, dining and living area, highlighted by a cozy wood-burning fireplace and access to your private south-facing balcony. A second bedroom, 4-piece bathroom and convenient in-suite laundry complete this level. Upstairs, an open loft provides the perfect space for a home office, reading nook or additional lounge area overlooking the living room below. Double doors lead into the spacious primary retreat, complete with a walk-in closet and a private ensuite featuring a soaker tub and separate shower. Additional highlights include in-floor heating (included in the condo fees), new light fixtures and switches throughout, a dishwasher replaced approximately two years ago, and heated underground parking with additional storage. The building has also undergone significant exterior updates, including the roof, balconies and siding. Enjoy a low-maintenance lifestyle in one of Calgary's most desirable inner-city neighbourhoods, with 17th Avenue, the Beltline, local shops, restaurants, schools and everyday amenities all just steps away. Whether you're a professional, a couple or simply looking for a unique home with character and an unbeatable location, this is an opportunity to enjoy the best of inner-city living!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352709
Bedrooms	2
Bathrooms	2
Year Built	1992
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-Multi Level Unit

Total Living Area:	1,378.23 sq. ft.
Main Level Finished Area:	749.93 sq. ft.
Upper Level Finished Area:	628.3 sq. ft.
Condo Fee:	$885.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Top
Entry Level:	3
Stories Total:	4
Levels:	Multi Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	8
Year built:	1992 (Age: 34)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	9212080
Heating:	In Floor
New Constr.:	No
Construction Material:	Brick
Structure Type:	Low Rise (2-4 stories)

Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Garage Spaces:	1
Parking:	Assigned, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Cameron Mansion
Community:	Lower Mount Royal
Amenities:	Elevator(s), Parking, Snow Removal, Storage
Appliances:	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	TV Mount, Murphy Bed in Second Bedroom, Wardrobes in Primary
Restrictions:	None Known
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 11'7" × 9'9" ·
Main Floor	Dining Room · 10'11" × 8'2" ·
Main Floor	Foyer · 8'5" × 7'2" ·
Main Floor	Kitchen · 10'9" × 8'5" ·
Main Floor	Living Room · 15'10" × 15'1" ·

Upper Level	Nursery · 7'6" × 6'10" ·
Upper Level	Loft · 19'1" × 9'11" ·
Upper Level	Bedroom - Primary · 20'8" × 12'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	French Door, High Ceilings
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/301-916-19-avenue-sw-calgary-a2352709/

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

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