



\$ 449,000.00

## 407 838 19 AVENUE SW CALGARY

<https://paulbrinton.com>

**\*\*\$26,000 PRICE REDUCTION - Spacious Penthouse unit in the Mount Royal Grande with brilliant downtown views in an unbeatable location\*\*** Enjoy the open floor plan on this large condo with high vaulted ceilings and over 1300 sq.ft. of living space, just steps away from trendy 17th Ave and Mount Royal...

- 3 beds
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment, Low-Rise(1-4)

**MLS ® #:** A1154775

**Type:** Apartment

**Bedrooms:** 3

**Status:** Active

**Year built:** 2002

**Parking:** Stall, Titled, Underground

**Post Updated:** 2021-11-27 09:07:14

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 10/20/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 2

**Association Amenities:** Elevator(s), Snow Removal

**Exterior Features:** None

**Cooling:** Central Air

**Interior Features:** Breakfast Bar, No Smoking Home, Vaulted Ceiling(s)

**Heating Type:** Forced Air, Natural Gas

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Community Features:** Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

**District:** CAL Zone CC

**Inclusions:** N/A

**Roof Type:** Tar/Gravel

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** M-C2

**List Price Square Foot:** \$ 362.32

**Photo Count:** 29

**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6



**Unit Exposure:** N

**Unit Number:** 407

**Construction Materials:** Brick,Stucco,Wood  
Frame

**Suite:** No

**Appliances:**

Dishwasher,Dryer,Garburator,Microwave  
Hood

**Living Area SF:** 1311.00

Fan,Refrigerator,Stove(s),Washer,Window  
Coverings

**Subdivision Name:** Lower Mount Royal

**Structure Type:** Low Rise (2-4 stories)

**Restrictions:** None Known

