



GRASSROOTS
REALTY GROUP

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414, 838 19 Avenue SW
Calgary, Alberta

MLS # A2350910

\$550,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,317 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air, Heat Pump	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 834
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: Refrigerator, electric stove, dishwasher, OTR microwave/hoodfan combo, washer, dryer, all window coverings

This is the kind of downtown home that makes you rethink condo living. Perched on the top floor of the highly sought-after Mount Royal Grande, this impressive south-facing penthouse offers over 1,300 sq. ft. of living space, three bedrooms, two full bathrooms, air conditioning, and the rare convenience of two titled heated underground parking stalls. Step inside and the sense of scale is immediate. A generous entryway opens into an expansive open-concept interior, anchored by a spectacular 17-foot cathedral ceiling. Then comes the natural light. A dramatic wall of floor-to-ceiling south-facing windows fills the living space with sunshine throughout the day, creating an exceptional sense of openness and bringing the leafy, tree-lined streetscape into view. It is bright, airy and truly special - a feeling that is difficult to replicate in downtown living. The kitchen is thoughtfully designed for everyday living and entertaining, with quartz countertops, stainless steel appliances, a breakfast bar and abundant cabinetry. It flows seamlessly into the dining and living areas, creating a beautifully connected space. Direct access to the south-facing balcony extends the living space outdoors, perfect for morning coffee, summer dinners or taking in the neighbourhood from above. The living room offers plenty of room for multiple seating areas and is centred around an electric fireplace that adds warmth and character. The generous dining area easily accommodates a large table, making this a home designed as much for gathering as it is for relaxing. The primary bedroom is a peaceful retreat, complete with a large walk-in closet and private 3-piece ensuite. Set apart from the primary suite, the second and third bedrooms offer separation and flexibility. The third bedroom is currently used as a spacious dressing room. While it does not have a window, it could easily be adapted for a home

office, studio, hobby room, nursery or other use. A 4-piece main bathroom completes this side of the home. A large in-suite laundry and storage room adds practicality. Thoughtful updates add to the move-in-ready appeal. The 2018 refresh brought a light, cohesive finish with updated paint, cabinetry, hardware, quartz surfaces, lighting and plumbing fixtures, plus new bedroom carpeting. The heat pump was replaced in November 2023, an additional recent upgrade. And then there is the location. Step outside and you are surrounded by the best of Lower Mount Royal and the Beltline, with restaurants, coffee shops, upscale bars and boutique shopping at your doorstep. Iconic 17th Avenue SW is just steps away, while downtown is close enough to walk to. Yet despite the energy and convenience, the home itself feels private, elevated and wonderfully removed from the bustle of the city. Big, bright and beautifully located, this is a truly distinctive penthouse that delivers the space, light and lifestyle rarely found in downtown condo living. Call today to book your private viewing.