



**GRASSROOTS**  
REALTY GROUP

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**407, 823 Royal Avenue SW  
Calgary, Alberta**

**MLS # A2237756**



**\$292,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	727 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Attached Carport, Covered, Drive Through, Garage Faces Side, Plug-In, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	\$ 585
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Not Paid For, Heating Paid For, Water Paid For
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

PLEASE ENJOY VIDEO. OPEN HOUSES SAT & SUN JULY 26 & 27 . NOON-2 pm. Urban Elegance in Upper Mount Royal | Concrete Building | Downtown Views | Titled Covered Parking | Pets Welcome! ?Welcome to The Hardwood Estates on Royal Ave, where timeless sophistication meets modern convenience in one of Calgary's most prestigious neighbourhoods. This bright and airy one-bedroom condo offers 724 square feet of stylish living space, nestled in the sought-after community of Upper Mount Royal&mdash;just steps from the vibrant energy of 17th Avenue, yet tucked away in a quiet, concrete-constructed building for true peace and privacy. Step inside to discover a freshly painted interior, brand-new, never-used Samsung stainless steel appliances, and newer luxury vinyl plank flooring throughout that enhances the light-filled, east-facing space. The open-concept layout features a spacious living room, a dedicated dining area, and a tastefully appointed kitchen with ample cupboard space&mdash;perfect for entertaining or relaxing at home. The generously sized primary bedroom offers ample closet space and tranquil comfort, while in-suite laundry, a private balcony with stunning downtown views, and a large designated storage locker add everyday convenience. Enjoy peace of mind with recent building upgrades, including newer windows and patio doors for enhanced energy efficiency. This condo also includes a TITLED, covered parking stall, secure bike storage, and access to a secluded, tree-lined courtyard&mdash;a rare retreat in the heart of the city. Additional highlights: PET-FRIENDLY building, TWO elevators. Condo fees include heat, water, and sewer. Plenty of free 2-hour street parking for guests in front and behind the building. Ideally located within walking distance to the trendy shops, restaurants, and cafes of 17th Ave and 4th

Street, with easy access to downtown, public transit, and the Elbow River pathways, this home offers the perfect blend of luxury, location, and lifestyle. ?? Don&rsquo;t miss this opportunity to own a beautifully updated home in a well-maintained building surrounded by heritage charm, mature trees, and upscale urban amenities. Immediate possession available. Schedule your private showing today and make Upper Mount Royal your new home!