

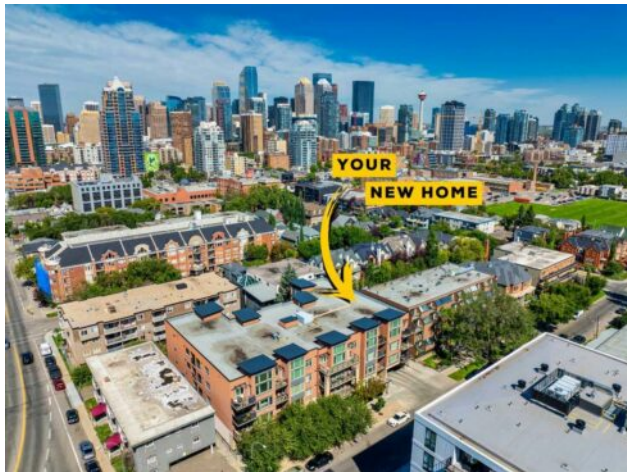


GRASSROOTS
REALTY GROUP

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310, 836 Royal Avenue SW
Calgary, Alberta

MLS # A2250546



\$295,000

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Lower Mount Royal | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 589 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | In Floor | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 373 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Ceiling Fan(s), Open Floorplan, See Remarks | | |

Inclusions: NA

Looking for a stylish condo in the heart of Lower Mount Royal? This open-concept unit features heated hardwood floors, a modern kitchen with an eat-in bar and a wine fridge, and a dining area with custom built-ins - perfect for a coffee bar! The spacious bedroom with plenty of closet space connects to a Jack and Jill ensuite bath, with a convenient laundry closet. Comes with titled parking near the elevator, extra storage, and dedicated bike space—all in a pet-friendly building just steps from countless shops, restaurants, parks, and other amenities!