

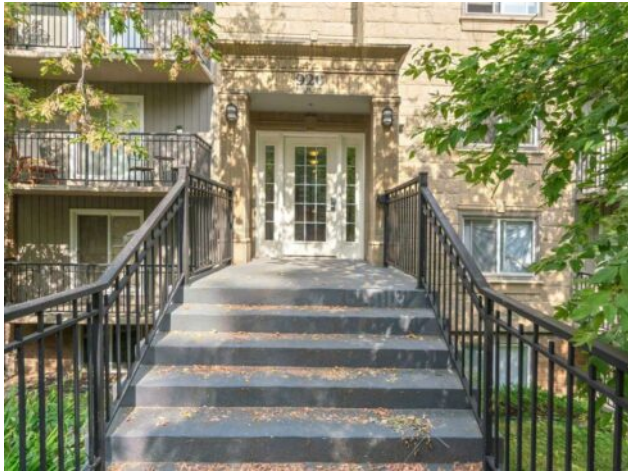


**GRASSROOTS**  
REALTY GROUP

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204, 920 Royal Avenue SW  
Calgary, Alberta

MLS # A2256685



**\$259,900**

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	631 sq.ft.	Age:	1972 (53 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Carport, Covered, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Laminate
Roof:	-
Basement:	-
Exterior:	Brick, Concrete, Stone
Foundation:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 427
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: NA

This highly sought-after community offers the best of both worlds—peaceful, tree-lined streets just steps from the vibrant energy of the Beltline. Imagine strolling down 17th Ave for a morning coffee, browsing unique boutique shops, or relaxing on a sunny patio in the afternoon—all just blocks from your front door. Tucked away on a quiet residential street, this charming one-bedroom condo combines convenience, comfort, and style. Completely move-in ready, it features an open-concept design with a well-appointed kitchen, a massive bedroom, in-suite laundry, and large windows that flood the space with natural light. Step outside to your private patio, perfect for morning coffee or evening relaxation. This unit also includes an assigned covered parking stall in a secure, gated lot—an added bonus in this central location. Whether you’re a first-time buyer or an investor, this is a rare opportunity to own in one of Calgary’s most prestigious neighborhoods. With a well-kept complex, unbeatable location, and nothing to do but move in, this home truly has it all.