



**906 Royal Avenue SW
Calgary, Alberta**

MLS # A2145445



\$1,950,000

Division:	Lower Mount Royal		
Type:	Residential/Other		
Style:	3 Storey, Side by Side		
Size:	3,502 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Stone	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, Elevator, Kitchen Island, No Smoking Home, Steam Room, Walk-In Closet(s)		
Inclusions:	N/A		

Located in the prestigious neighbourhood of Mount Royal, this stunning townhome offers spectacular downtown views and is designed to satisfy the tastes of the most refined buyer. With architecture by Richard Lindseth, interior design by Douglas Cridland, and a custom kitchen design, this 3500 sq/ft, 3-bedroom + flex room townhome features concrete and steel construction, contemporary design, and luxurious finishes throughout. The huge open island kitchen includes 7 Miele appliances and a Marvel wine fridge, perfect for entertaining. The master bedroom occupies the entire top floor, complete with a retreat-like atmosphere, spa-like 6-piece ensuite featuring a steam shower with "wet" fixtures, a massive walk-in closet, and a terrace with downtown Calgary views. The second bedroom includes an ensuite, and there is a large walk-in laundry room on the second floor. The basement offers additional space for a yoga studio, workout room, wine cellar or flex room, providing versatile living options. The townhome includes a private elevator that serves all three floors, ensuring ease of access throughout the home. The heated tandem 2-car garage with a heated driveway and car lift ensures ample parking and convenience. Further features include 3 outdoor patio spaces, including an amazing rooftop terrace from the master bedroom, in-floor 8-zone radiant heat plus forced air, fully automated home system with speakers throughout the house and an A/C system. This incredible offer is available for showings now!