



202, 836 Royal Avenue SW
Calgary, Alberta

MLS # A2171484



\$474,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	931 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Floors: Ceramic Tile, Hardwood

Roof: -

Basement: -

Exterior: Stone, Stucco, Wood Frame

Foundation: -

Features: High Ceilings, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 590

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: BAR FRIDGE, ACCESS FOB

This stunning open-concept 2-bedroom, 2-bathroom Lower Mount Royal condo offers spacious rooms, ample built-in storage, and a serene balcony overlooking the courtyard. Ideally located near 17th Ave, Mission, and Mount Royal for easy city living and beautiful walks. Features include 9-foot ceilings, hardwood floors, oversized windows, quartz countertops, a luxurious 5-piece ensuite, and a primary suite with his-and-hers closets. Additional conveniences include titled parking, secure bike storage, and a storage locker. The kitchen is equipped with stainless steel appliances, a pantry, and a breakfast bar, along with a custom built-in wine cooler in the dining area. The bright living room provides balcony access, and the bedrooms are smartly positioned for privacy.