



**303, 836 Royal Avenue SW  
Calgary, Alberta**

**MLS # A2178809**



**\$459,900**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	896 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 559
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Window treatment, tv mount, access FOB

Modern, Stylish Suite in Prime Location with City & Courtyard Views! Just steps from 17th Ave shopping, dining and entertainment district you will find this incredible 3rd floor, 2-bedroom, 2-bathroom condo. Uniquely situated within the quiet corner of the "UNO" block. One of the most sought-after low-rise, boutique buildings in the heart of Lower Mount Royal. Suites like this rarely become available! This bright & open plan has great square footage with oversized windows & lots of natural light. An exceptional value for downtown living. This suite showcases an impressive standard of finishes & detailing in keeping with the character of this Mount Royal neighborhood. The interiors are sophisticated & chic offering wide engineered hardwood floor, quartz countertops with under-mounted sinks, oversized tiles in bathrooms, laundry area along with custom fit window coverings throughout. This suite has spacious entertaining & living area along with a patio to enjoy stunning city and exterior courtyard views. The open Kitchen features flat panel white & wood cabinetry, jewel like pendant fixtures above the island/eating bar with plenty of storage. Stainless steel appliances & wine fridge conveniently located for entertaining plus an adjacent in-suite laundry area. Built-in millwork found in many areas throughout kitchen, dining, bedroom closets and bathrooms. The primary bedroom has an addition of a modern ceiling fan and a walk-through linear built in his/her closet leading to the 4pc ensuite with double sinks & a large, tiled shower displaying the sleek integrated fixture selections. While the second bedroom has the flexibility to be a guest suite, office, or bedroom. The 2nd full bathroom adjacent offers tub/shower combination with additional wall mounted storage. This well-maintained building boasts a common area that is tastefully detailed with a

heated underground titled parking space plus a dedicated assigned storage locker to make this unit ideal for first time homebuyers and investors alike. Immediate possession available. Schedule your viewing to see this exceptionally designed, move-in ready suite in one of Calgary's premiere neighborhood with proximity to all the amenities that make inner-city living so desirable.