



**GRASSROOTS**  
REALTY GROUP

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314, 808 Royal Avenue SW  
Calgary, Alberta

MLS # A2196574



**\$254,999**

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	558 sq.ft.	Age:	1964 (61 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 424
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Vinyl Windows		

Inclusions: none

Bright, cozy, east facing one bedroom, one bathroom condo is sure to impress. The kitchen boasts beautiful counter tops, newer backsplash and big window for natural light. The nice sized primary bedroom is bright and offers a large closet. Along with the 4 piece bathroom there is in suite laundry and also an additional laundry room on the main level. There is also an addition storage locker on the main floor. Windows have been replaced and balconies replaced in 2019. There is an assigned parking stall (#34) behind the complex or you could just walk to work. This location is hard to beat as it is just steps from trendy 17th Ave and close to all the amazing restaurants and shops! You wont find a better maintained and managed complex! Book your showing today! Condo fees include heat, water, and sewer!