



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**629 ROYAL Avenue #404, Calgary T2S 0G2**

MLS® #: **A2106876** Area: **Upper Mount Royal** Listing Date: **02/09/24** List Price: **\$539,900**  
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1969**

Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,008**  
Low Sqft:  
Ttl Sqft: **1,008**

DOM

**100**  
Layout  
Beds: **1 (1 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Underground**

Utilities and Features

Roof: **See Remarks**  
Heating: **Baseboard,Hot Water**  
Sewer:  
Ext Feat: **Balcony,Storage**

Construction: **Brick,Concrete**  
Flooring: **Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Freezer,Induction Cooktop,Microwave,Oven,Range Hood,Refrigerator,See Remarks,Window Coverings**  
Int Feat: **Chandelier,Closet Organizers,Elevator,Kitchen Island,Open Floorplan,Quartz Counters,Storage,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>19`4" x 12`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>19`4" x 15`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>5`10" x 16`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`7" x 12`7"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>16`2" x 11`1"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee: **\$792** Title: **Fee Simple** Zoning: **M-C2**  
Fee Freq:

Legal Desc:	8111457	Monthly
		Remarks
Pub Rmks:		<p><b>Are you ready to be wowed! This exceptional upmarket unit is situated in the heart of historic Upper Mount Royal just minutes to 17th Avenue and the downtown core. Attaining a walk score of 98, a bike score of 92 and a transit score of 86, this unit in Palace Royale exemplifies many of the mid-century architecture qualities found in this iconic period. Recently renovated down to the studs, this 1008 ft2 unit showcases finishing details and quality materials that have been thoughtfully curated throughout the space. The chef inspired kitchen has been equipped with a top of the line Miele appliance package including a freestanding fridge and freezer, built in coffee machine, steam oven, wall oven , dishwasher and a 32" induction cooktop with a fully integrated Faber hood fan. Custom millwork and storage is built in throughout the kitchen and is anchored by an impressive black granite backsplash and countertop with eating bar for 6 . The designer/owner chose to open up the main living area , removing the second bedroom to create a fabulous spacious dining room. This wall can easily be reconstructed if a second bedroom is preferred. The living room features extensive millwork with built-in cabinetry and storage with an LED lighting package and glass backsplash wired for a 6 zone surround sound audio system with pop down mechanism for a 65" TV. This large living space also provides access to a wrap around south and west facing balcony with some green space and city views . The main bathroom features wall to wall millwork and a floating vanity with surface mounted Kohler sink , a counter to ceiling mirror and a spectacular double shower clad in porcelain lappato tile with multiple shower heads. The primary bedroom is equipped with wall to wall wardrobes a built-in 55" TV with multiple speakers, a platform bed with storage, nightstands, and upper cabinetry with built in space for a bluetooth subwoofer. A padded leather headboard and LED linear lighting finishes the built in bed installation. The ensuite is also loaded with millwork including ample shoe storage, laundry station, freestanding black glass shower, surface mounted black Kohler sink with chrome faucet, black Kohler low profile toilet and a counter to ceiling mirror. Other features include custom foyer millwork containing the vacuum, storage pantry, coat closet and extra shoe storage, porcelain lappato finished tile throughout, upgraded Lux triple pane windows, a Hunter Douglas blind package, Reverse Osmosis water filtration system, soft water system, LED linear lighting, and LeGrand lighting system and switches. One assigned indoor parking stall and a large private storage room adjacent to the unit are also included. This building recently received a new roof, boiler, and elevator while the exterior envelope was completely restored and freshly painted for a worry-free long life ahead. This unit is a must to view!</b></p>
Inclusions: Property Listed By:	<b>Miele Coffee Machine, Pop down systems for TV &amp; brackets</b> <b>Century 21 Bamber Realty LTD.</b>	

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















