



THE
A-TEAM

**RE/MAX
FIRST**

836 ROYAL Avenue #410, Calgary T2T 0L3

MLS® #: **A2157996** Area: **Lower Mount Royal** Listing Date: **08/17/24** List Price: **\$334,900**
 Status: **Active** County: **Calgary** Change: **-\$13k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2013**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade,Stall,Underground**

Finished Floor Area

Abv Sqft: **586**
 Low Sqft:
 Ttl Sqft: **586**

DOM

32
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Quartz Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	15`0" x 8`11"	4pc Bathroom	Main	8`3" x 8`10"
Dining Room	Main	10`5" x 8`0"	Kitchen	Main	8`1" x 13`9"
Living Room	Main	15`11" x 9`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$373

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 1311189

Remarks

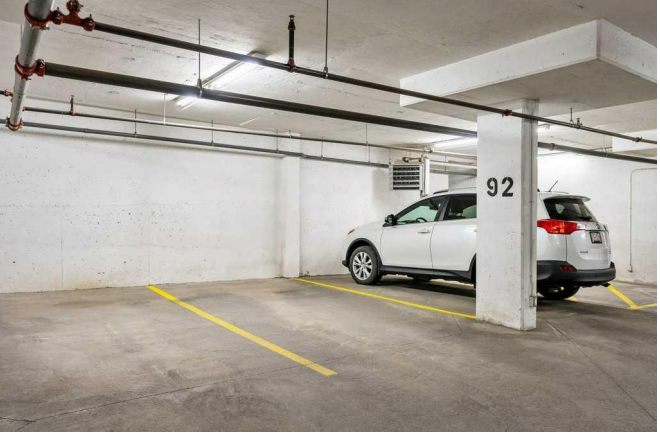
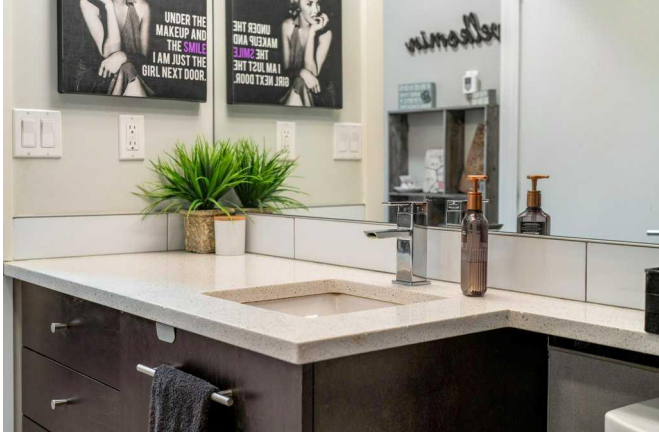
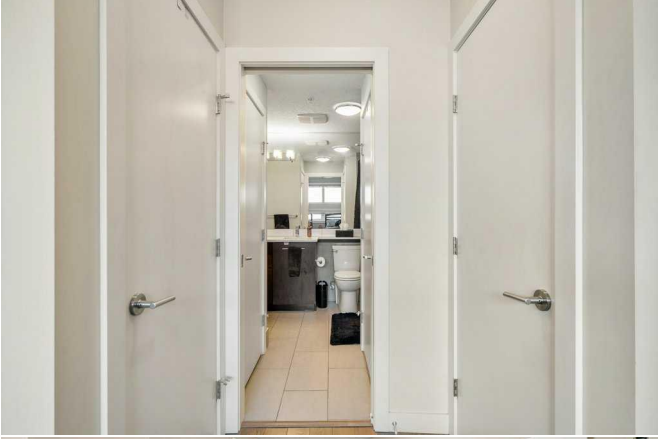
Pub Rmks: **Gorgeous, affordable and steps to everything. Welcome to Uno, a pet friendly building located in the central inner-city community of Lower Mount Royal. This stylish 1 bedroom 1 bathroom condo has a lot to offer. Hardwood floors throughout. The gourmet kitchen features ample amounts of espresso and artic white cabinets, sleek quartz countertops, glass tile backslash, and stainless steal appliances. The quartz breakfast bar separates the bright living room from the kitchen. Adjacent dining area is complete with a built-in wall unit offering extra storage. The east facing balcony extends your living space to the outdoors. The primary bedroom features a walkthrough closet leading to the full 4-piece bathroom. A secure, heated and titled underground parking stall and assigned storage locker are also included. Steps to many eclectic shops, restaurants, a diverse array of amenities, green spaces, public transit, and the downtown core. With quick and easy access to major roadways getting around is a breeze. Stylish, affordable inner-city apartment in a prime location. The total package!**

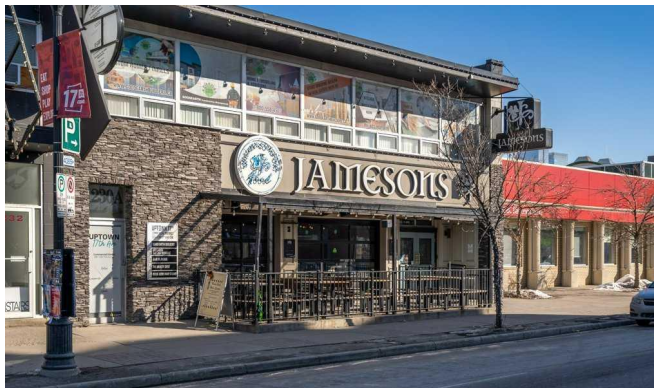
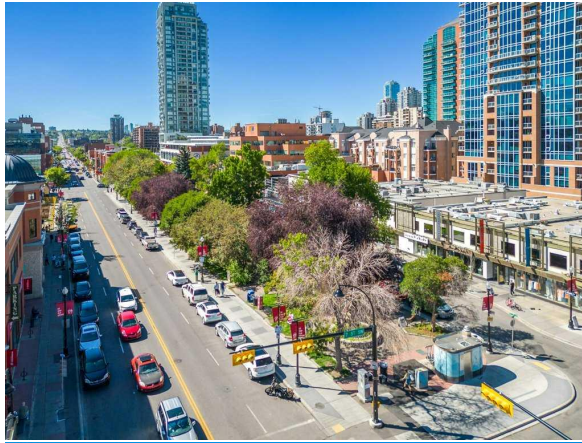
Inclusions: N/A
Property Listed By: RE/MAX Real Estate (Central)

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





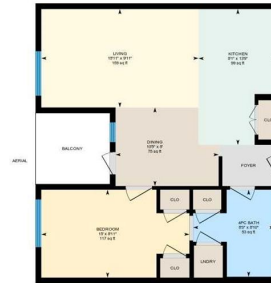






410-836 Royal Ave SW, Calgary, AB

Main Floor Interior Area 586.62 sq ft



PREPARED: 2024/05/15

White regions are excluded from total floor area in GSUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.