



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**823 ROYAL Avenue #505, Calgary T2T 0L4**

MLS® #: **A2165243**      Area: **Lower Mount Royal**      Listing Date: **09/13/24**      List Price: **\$399,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1962**

Finished Floor Area  
 Abv Sqft: **970**  
 Low Sqft:  
 Ttl Sqft: **970**

DOM

**6**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

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

Utilities and Features

Roof: **Tar/Gravel**  
 Heating: **Baseboard, Hot Water**  
 Sewer:  
 Ext Feat: **Courtyard**

Construction: **Brick, Concrete, Stone**  
 Flooring: **Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`10" x 7`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>9`1" x 7`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`4" x 8`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>23`2" x 13`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`11" x 6`1"</b>	<b>Balcony</b>	<b>Main</b>	<b>10`4" x 6`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`4" x 10`6"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 9`4"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$759

Fee Simple

M-C2

Fee Freq:  
Monthly

Legal Desc: 9812553

Remarks

Pub Rmks: **Welcome to this exceptional top-floor two-bedroom condo in the sought-after community of Upper Mount Royal. This bright and airy unit offers unobstructed city skyline views and is bathed in natural light, thanks to its east-facing exposure. Situated in a quiet, mostly owner-occupied concrete building, it provides a serene retreat in a vibrant area. Inside, you'll find numerous upgrades and luxurious finishes, including wide-plank hardwood floors, dark-toned cabinetry, and designer lighting. The open-concept Denca kitchen is a chef's dream, featuring flat panel cabinetry, quartz countertops, Jenn-Air stainless steel appliances, and under-cabinet lighting. It seamlessly connects to the spacious living and dining area, perfect for entertaining guests. Step out onto your private balcony to enjoy stunning downtown views. The primary bedroom boasts a walk-in closet with custom built-ins and convenient in-suite laundry. The second bedroom comfortably accommodates a queen bed. The elegant four-piece bathroom features a beautifully tiled bath/shower combo with a built-in caddy, sliding glass doors, and in-floor heating. This exceptional condo also includes new windows, newer patio doors, one underground titled parking stall, a separate storage unit, shared bike storage, and a charming outdoor courtyard. The neighborhood's mature trees add a touch of nature to your urban lifestyle, while the proximity to the river, pathways, transit, downtown, and a plethora of amenities ensures you are always close to the best that the city has to offer. This is a rare opportunity to own a home that combines modern luxury with a prime location. All that's missing is you!**

Inclusions: **Storage shelves, floating shelves**  
Property Listed By: **RE/MAX Real Estate (Central)**

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

















