



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2165633**      Area: **Upper Mount Royal**      Listing Date: **09/13/24**      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:

Access:  
 Lot Feat:  
 Park Feat:

**Underground**

Finished Floor Area

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

DOM

**6**

Layout

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

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

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

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

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

Room	Level	Dimensions	Room	Level	Dimensions
<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:  
**Monthly**

Legal Desc: **8111457**

Remarks

Pub Rmks: **Located in the heart of UPPER MOUNT ROYAL in the ICONIC MID-CENTURY building PALACE ROYALE , this TWO BEDROOM unit was reimagined to suit the Owner's lifestyle. By REMOVING TWO WALLS from the SECOND BEDROOM he was able to create a masterful GREAT ROOM, atypical for properties of this vintage. Keeping in mind that this unit can be EASILY RESTORED back to the SECOND BEDROOM which would be approximately 12.9 X 9.1 in size without compromising the integrity and feel of the OPEN LIVING ROOM & DINING ROOM space. The Owner/Designer strategically placed LED LINEAR LIGHTING on the ceiling which frames out the second bedroom which is currently being used as the dining room. Showcasing a specular CUSTOM KITCHEN in RECONSTRUCTED OAK MILLWORK., the high end MIELE APPLIANCE PACKAGE includes a coffee machine, steam oven, wall oven, dishwasher and 32" induction cooktop with fully integrated Faber hood fan. The living room features EXTENSIVE MILLWORK with BUILT-IN CABINETS & STORAGE with an LED LIGHTING PACKAGE, glass backsplash and is WIRED FOR A 6 ZONE SURROUND SOUND audio system and a POP DOWN mechanism for a 65" TV. The main bathroom features WALL TO WALL MILLWORK, a FLOATING VANITY and an impressive DOUBLE SHOWER clad in porcelain LAPPATO TILE and MULTIPLE SHOWER HEADS. The primary bedroom features WALL TO WALL WARDROBES, a built in for a 55" TV, PLATFORM BED w/STORAGE, PADDED LEATHER HEADBOARD & NIGHTSTANDS. The ensuite is also loaded with millwork including ample SHOE STORAGE, LAUNDRY STATION, freestanding BLACK GLASS PANEL shower, surface mounted black KOHLER SINK WITH CHROME FAUCET, black Kohler low profile toilet and a counter to ceiling mirror. In addition to the many additional upgrades and features, this unit has upgraded LUX WINDOWS, HUNTER DOUGLAS BLINDS, REVERSE OSMOSIS water filtration system, , a SOFT WATER system, LED LIGHTING THROUGHOUT and a LEGRAND LIGHTING system . Easy to retrofit to the TWO BEDROOM configuration , this unit has been carefully CURATED and will not disappoint. ONE ASSIGNED INDOOR PARKING STALL and a LARGE PRIVATE STORAGE ROOM adjacent to the unit are also included. Recent building improvements include a NEW ROOF, BOILER, ELEVATOR and an EXTERIOR ENVELOPE RESTORATION. With a WALK SCORE OF 98, a BIKE SCORE of 92 and a TRANSIT SCORE of 86, this unit is a must to view!**

Inclusions: **Miele Coffee Machine, Pop down systems for TV and brackets**

Property Listed By: **Century 21 Bamber Realty LTD.**

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









