



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**836 ROYAL Avenue #202, Calgary T2P 0L3**

MLS® #: **A2171484**      Area: **Lower Mount Royal**      Listing Date: **10/07/24**      List Price: **\$464,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 24-Nov**      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,Titled**

Finished Floor Area

Abv Sqft: **931**  
 Low Sqft:  
 Ttl Sqft: **931**

DOM

**75**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **In Floor,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **High Ceilings,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>7`11" x 4`10"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	<b>7`11" x 8`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`7" x 10`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 10`10"</b>
<b>Foyer</b>	<b>Main</b>	<b>4`10" x 4`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`0" x 7`5"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`2" x 8`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`9" x 16`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`5" x 18`0"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$590

Fee Simple  
Fee Freq:  
Monthly

M-C2

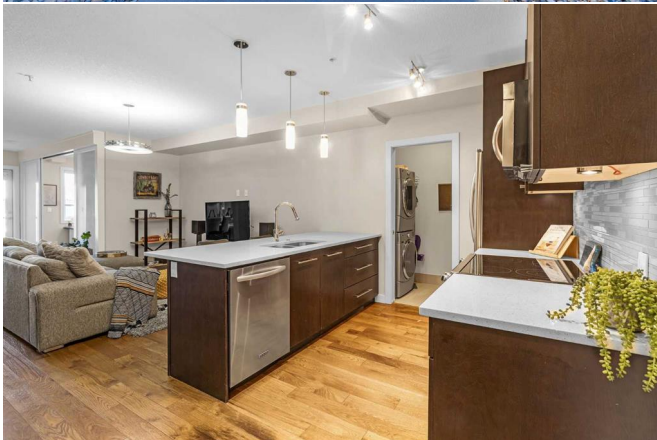
Legal Desc: 1311189

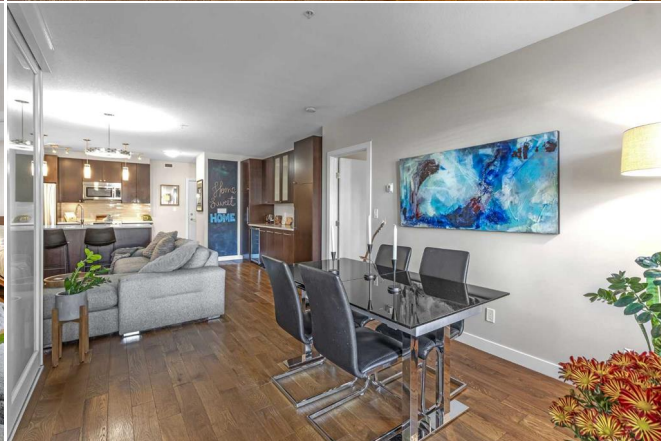
Remarks

Pub Rmks: **This stunning open-concept 2-bedroom, 2-bathroom Lower Mount Royal condo offers spacious rooms, ample built-in storage, and a serene balcony overlooking the courtyard. Ideally located near 17th Ave, Mission, and Mount Royal for easy city living and beautiful walks. Features include 9-foot ceilings, hardwood floors, oversized windows, quartz countertops, a luxurious 5-piece ensuite, and a primary suite with his-and-hers closets. Additional conveniences include titled parking, secure bike storage, and a storage locker. The kitchen is equipped with stainless steel appliances, a pantry, and a breakfast bar, along with a custom built-in wine cooler in the dining area. The bright living room provides balcony access, and the bedrooms are smartly positioned for privacy.**

Inclusions: **BAR FRIDGE, ACCESS FOB**  
Property Listed By: **Sotheby's International Realty Canada**

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









202-836 Royal Ave SW, Calgary, AB

Main Floor Interior Area 103.70 sq ft



PREPARED: 2024/10/01

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