



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: **\$474,900**
 Status: **Active** County: **Calgary** Change: **None** 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

45
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
3pc Bathroom	Main	7`11" x 4`10"	5pc Ensuite bath	Main	7`11" x 8`10"
Bedroom	Main	8`7" x 10`8"	Dining Room	Main	10`8" x 10`10"
Foyer	Main	4`10" x 4`6"	Kitchen	Main	12`0" x 7`5"
Laundry	Main	4`2" x 8`4"	Living Room	Main	16`9" x 16`4"
Bedroom - Primary	Main	9`5" x 18`0"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$590

Fee Simple
Fee Freq:
Monthly

M-C2

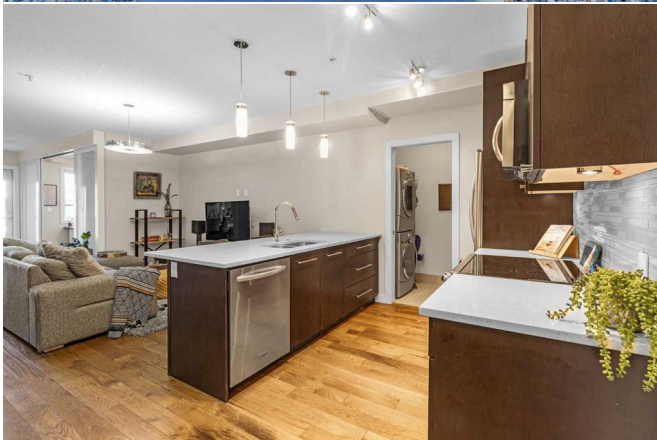
Legal Desc: 1311189

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.**

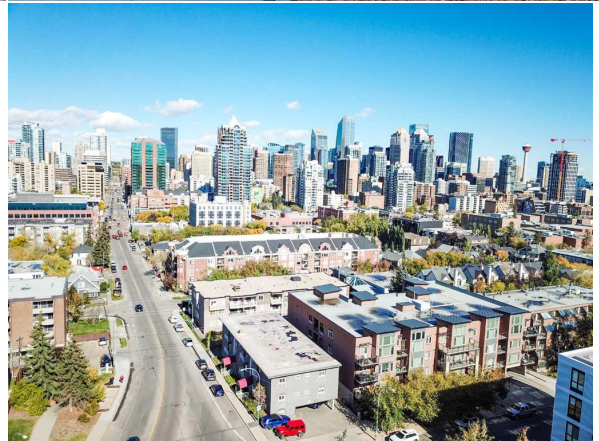
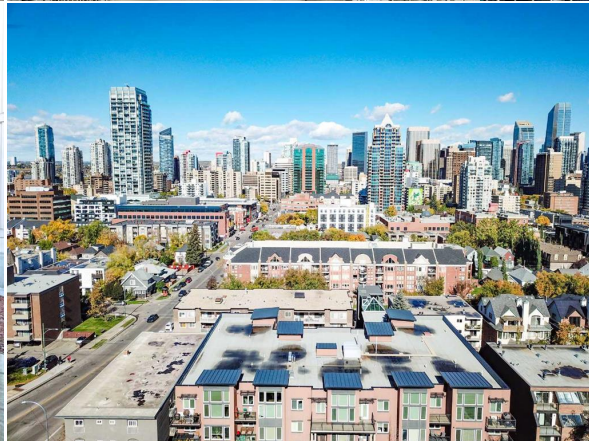
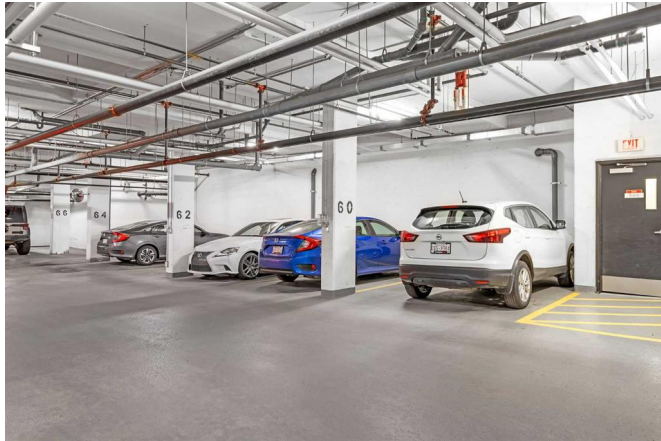
Inclusions: **BAR FRIDGE, ACCESS FOB**
Property Listed By: **Sotheby's International Realty Canada**

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 102.70 sq ft



0 3 6 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.