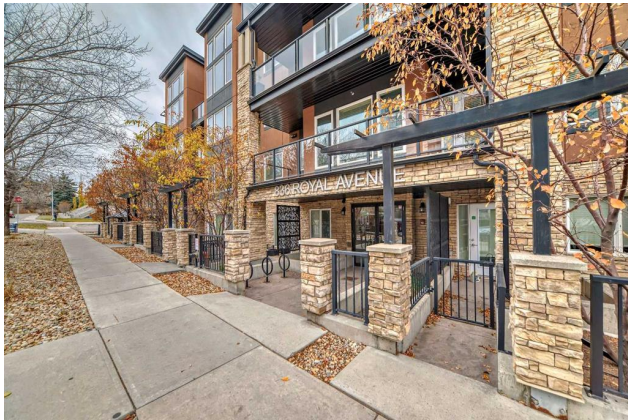


836 ROYAL Avenue #303, Calgary T2T 0L3

MLS®#: **A2178809** Area: **Lower Mount Royal** Listing Date: **11/14/24** List Price: **\$459,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Titled, Underground**

Finished Floor Area

Abv Sqft: **895**
 Low Sqft:
 Ttl Sqft: **895**

DOM

37
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**
 Sewer:
 Ext Feat: **Uncovered Courtyard**

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

Kitchen Appl: **Bar Fridge, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|----------------|----------------|-------|-----------------|
| Entrance | Main | 4' 1" x 3' 2" | Laundry | Main | 3' 5" x 5' 0" |
| Kitchen | Main | 9' 2" x 10' 2" | Living Room | Main | 18' 0" x 12' 4" |
| Dining Room | Main | 6' 11" x 9' 1" | Balcony | Main | 11' 6" x 6' 2" |
| Bedroom | Main | 9' 3" x 9' 5" | 4pc Bathroom | Main | 7' 6" x 4' 11" |
| Bedroom - Primary | Main | 9' 7" x 12' 9" | Walk-In Closet | Main | 9' 7" x 5' 7" |
| 4pc Ensuite bath | Main | 5' 4" x 8' 6" | | | |

Legal/Tax/Financial

Condo Fee:
\$559

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **1311189**

Remarks

Pub Rmks: **Modern, Stylish Suite in Prime Location with City & Courtyard Views! Just steps from 17th Ave shopping, dining and entertainment district you will find this incredible 3rd floor, 2-bedroom, 2-bathroom condo. Uniquely situated within the quiet corner of the "UNO" block. One of the most sought-after low-rise, boutique buildings in the heart of Lower Mount Royal. Suites like this rarely become available! This bright & open plan has great square footage with oversized windows & lots of natural light. An exceptional value for downtown living. This suite showcases an impressive standard of finishes & detailing in keeping with the character of this Mount Royal neighborhood. The interiors are sophisticated & chic offering wide engineered hardwood floor, quartz countertops with under-mounted sinks, oversized tiles in bathrooms, laundry area along with custom fit window coverings throughout. This suite has spacious entertaining & living area along with a patio to enjoy stunning city and exterior courtyard views. The open Kitchen features flat panel white & wood cabinetry, jewel like pendant fixtures above the island/eating bar with plenty of storage. Stainless steel appliances & wine fridge conveniently located for entertaining plus an adjacent in-suite laundry area. Built-in millwork found in many areas throughout kitchen, dining, bedroom closets and bathrooms. The primary bedroom has an addition of a modern ceiling fan and a walk-through linear built in his/her closet leading to the 4pc ensuite with double sinks & a large, tiled shower displaying the sleek integrated fixture selections. While the second bedroom has the flexibility to be a guest suite, office, or bedroom. The 2nd full bathroom adjacent offers tub/shower combination with additional wall mounted storage. This well-maintained building boasts a common area that is tastefully detailed with a heated underground titled parking space plus a dedicated assigned storage locker to make this unit ideal for first time homebuyers and investors alike. Immediate possession available. Schedule your viewing to see this exceptionally designed, move-in ready suite in one of Calgary's premiere neighborhood with proximity to all the amenities that make inner-city living so desirable.**

Inclusions: **Window treatment, tv mount, access FOB**
Property Listed By: **First Place Realty**

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



