

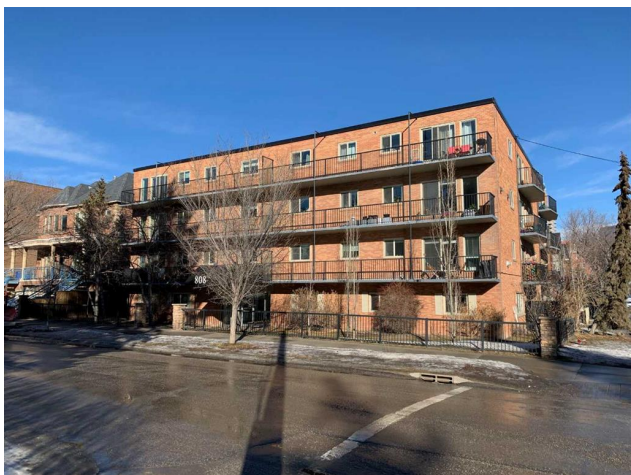


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**808 ROYAL Avenue #314, Calgary t2t0l3**

MLS® #: **A2196574**      Area: **Lower Mount Royal**      Listing Date: **02/25/25**      List Price: **\$270,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1964**

Finished Floor Area  
 Abv Sqft: **558**  
 Low Sqft:  
 Ttl Sqft: **558**

DOM

**40**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment-Low-Rise (1-4)**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Stall**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Brick**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**  
 Int Feat: **Vinyl Windows**  
 Utilities:

Room Information

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>    | <u>Room</u>                           | <u>Level</u> | <u>Dimensions</u>     |
|--------------------------|--------------|----------------------|---------------------------------------|--------------|-----------------------|
| <b>Bedroom - Primary</b> | <b>Main</b>  | <b>14`6" x 9`6"</b>  | <b>4pc Bathroom</b>                   | <b>Main</b>  | <b>6`11" x 5`0"</b>   |
| <b>Kitchen</b>           | <b>Main</b>  | <b>8`10" x 8`10"</b> | <b>Living/Dining Room Combination</b> | <b>Main</b>  | <b>14`0" x 10`10"</b> |

Legal/Tax/Financial

Condo Fee: **\$424**      Title: **Fee Simple**      Zoning: **M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **9511624**

Remarks

Pub Rmks: **Bright, cozy, east facing one bedroom, one bathroom condo is sure to impress. The kitchen boasts beautiful counter tops, newer backsplash and big window for natural light. The nice sized primary bedroom is bright and offers a large closet. Along with the 4 piece bathroom there is in suite laundry and also an additional laundry room on the main level. There is also an addition storage locker on the main floor. Windows have been replaced and balconies replaced in 2019. There is an assigned parking stall (#34) behind the complex or you could just walk to work. This location is hard to beat as it is just steps from trendy 17th Ave and close to all the amazing restaurants and shops! You wont find a better maintained and managed complex! Book your showing today! Condo fees include heat, water, and sewer!**

Inclusions: **none**  
Property Listed By: **CIR Realty**

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









