

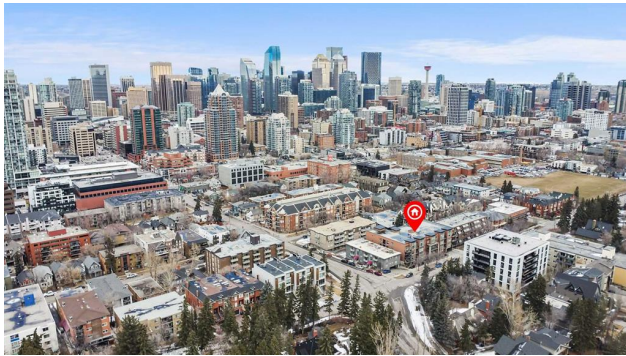


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**836 ROYAL Avenue #301, Calgary T2T0L3**

MLS® #: **A2203826** Area: **Lower Mount Royal** Listing Date: **03/20/25** List Price: **\$334,900**  
Status: **Pending** County: **Calgary** Change: **-\$15k, 29-Mar** Association: **Fort McMurray**



General Information

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

Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **705**  
Low Sqft:  
Ttl Sqft: **705**

DOM

**26**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat:

**Guest,Parkade,Titled,Underground**

Utilities and Features

Roof:  
Heating: **In Floor,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

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,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Storage**  
Utilities: **Natural Gas Paid,Water Paid For**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>10`5" x 7`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`10" x 18`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`1" x 14`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`7" x 14`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`7" x 12`4"</b>	<b>Storage</b>	<b>Main</b>	<b>5`6" x 3`11"</b>

Legal/Tax/Financial

Condo Fee: **\$439** Title: **Fee Simple** Zoning: **M-C2**  
Fee Freq: **Monthly**

Legal Desc: **1311189**

Remarks

Pub Rmks:	<b>Welcome to a hidden gem at the UNO building in the amenity rich community of Lower Mount Royal! An immaculately maintained, open-concept condominium that encompasses true pride of ownership! #301 - 836 Royal Avenue SW vaunts a commodious 705 Square Feet with in-suite laundry (Washer/Dryer 2024), secured storage locker plus additional in-suite storage room, and TITLED UNDERGROUND PARKING. Hardwood flooring merges the kitchen, spacious dining/office space, bedroom, and living room with a covered balcony showcasing city skyline views! The kitchen features stainless steel appliances with an extra beverage cooler, quartz countertops with under mounted sinks, and flat panel wood cabinetry. The 4-piece ensuite is comprised of ceramic tile flooring, quartz countertops, and a tiled tub/shower combo. Enjoy prominent shopping, dining, night life, and all other amenities only steps away from Calgary's well known retail and entertainment district of 17th Ave. Also a fantastic investment opportunity for those looking to rent a superbly located condo in a well maintained building. Experience this impressive residence for yourself. Schedule a showing with your favorite Realtor® today!</b>
Inclusions:	<b>N/A</b>
Property Listed By:	<b>eXp Realty</b>

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

