

310, 836 Royal Avenue SW  
Calgary, Alberta

MLS # A2210522



# \$300,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Lower Mount Royal                  |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 594 sq.ft.                         | Age:   | 2013 (12 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Parkade, Underground               |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | In Floor  | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Hardwood  | Sewer:     | -      |
| Roof:       | -   | Condo Fee: | \$ 423 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Wood Frame  | Zoning:    | M-C2   |
| Foundation: | -   | Utilities: | -      |
| Features:   | Breakfast Bar, Built-in Features, Elevator, No Smoking Home, Open Floorplan |            |        |

Inclusions: living room wall shelf

If you are looking for a spacious condo with high quality finishings, an involved condo board in a pet friendly building, this is it! This spacious apartment welcomes you with modern finishings and hardwood floors. The open floor plan includes the kitchen with eat-in bar and wine fridge, a spacious dining area with great built ins, and living room with extra flex space. The bedroom is spacious and has ample closet space for storage with the laundry nearby. The bath is styled as a 'cheater ensuite' with direct access from the entry hall and the bedroom both. You'll love the balcony as your personal, private outdoor getaway with no other units looking into your space. Infloor heating will keep you cosy without unsightly baseboard heaters. A titled parking stall steps to the elevator rounds out this great home, along with an out of unit storage area and dedicated bicycle storage. Call your favourite agent for a private showing!