

310, 836 Royal Avenue SW  
Calgary, Alberta

MLS # A2250546



**\$295,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lower Mount Royal                  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 589 sq.ft.                         | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall, Titled, Underground         |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                            |                   |        |
|--------------------|------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor                                                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                          | <b>Condo Fee:</b> | \$ 373 |
| <b>Basement:</b>   | -                                                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                                  | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Open Floorplan, See Remarks |                   |        |

**Inclusions:** NA

Looking for a stylish condo in the heart of Lower Mount Royal? This open-concept unit features heated hardwood floors, a modern kitchen with an eat-in bar and a wine fridge, and a dining area with custom built-ins - perfect for a coffee bar! The spacious bedroom with plenty of closet space connects to a Jack and Jill ensuite bath, with a convenient laundry closet. Comes with titled parking near the elevator, extra storage, and dedicated bike space—all in a pet-friendly building just steps from countless shops, restaurants, parks, and other amenities!