

**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!