

308, 823 Royal Avenue SW
Calgary, Alberta

MLS # A2198838



\$400,000

Division:	Upper Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	944 sq.ft.	Age:	1962 (63 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water

Floors: Ceramic Tile, Hardwood, Laminate

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Built-in Features, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 779

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: Wooden shelving in living room and bedroom

This beautifully updated condo offers an inviting open floor plan with a spacious living and dining area, enhanced by the south-facing windows that flood the space with natural light. The thoughtfully designed kitchen features stainless steel appliances, tons of cupboard space, a new microwave and a new backsplash. The living area is completed with a convenient study nook for added functionality. The primary bedroom is a private retreat with a fully renovated three-piece ensuite, while the second bedroom is perfect for guests or a home office. A four-piece main bathroom, also completely renovated with Riobel faucets, new vanities, a brand-new bathtub, shower, toilets, and all-new tiling, adds to the modern feel of the home. Convenience is key with in-suite laundry, featuring a brand-new washer and dryer. Set in a quiet, concrete-structure building, this condo boasts an oversized south-facing balcony overlooking the common garden and a peaceful street. Every detail has been meticulously updated, including fresh Benjamin Moore paint throughout, new dimmable light fixtures, new curtains in the living room, and blackout curtains in the bedrooms. Additional highlights include titled underground parking, and the perfect location-just moments from the vibrant energy of 17th Avenue and Mission, with easy access to top dining, shopping, and entertainment. Move-in ready, this stylish and serene home offers the best of urban living with a touch of tranquility.