

# \$320,000 - 301, 836 Royal Avenue Sw, Calgary

MLS® #A2203826

**\$320,000**

1 Bedroom, 1.00 Bathroom, 706 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

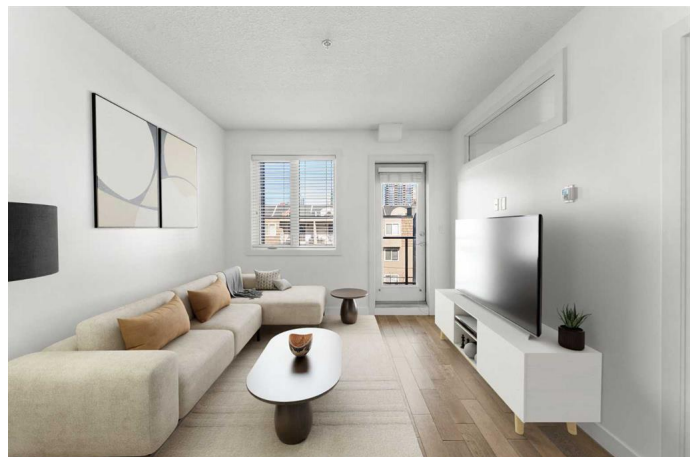
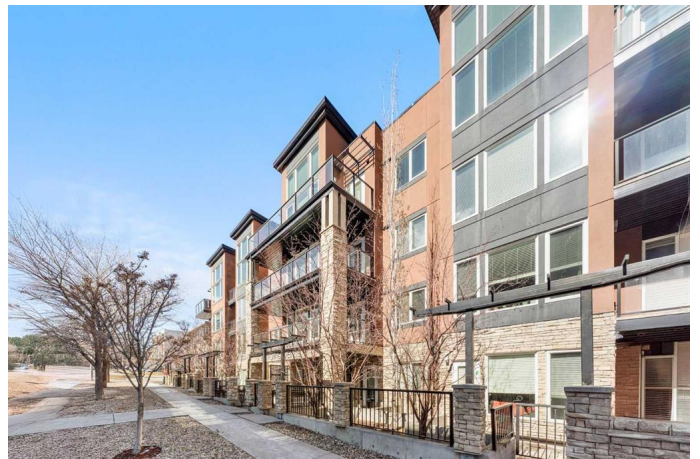
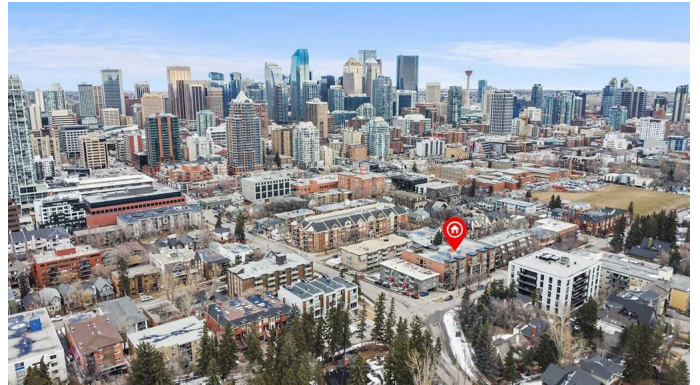
Welcome to a hidden gem at the UNO building in the amenity rich community of Lower Mount Royal! An immaculately maintained, open-concept condominium that encompasses true pride of ownership! #301 - 836 Royal Avenue SW vaunts a commodious 705 Square Feet with in-suite laundry (Washer/Dryer 2024), secured 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!

Built in 2013

## Essential Information

MLS® #

A2203826



Price	\$320,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	706
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	301, 836 Royal Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T0L3

### Amenities

Amenities	Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking
Utilities	Natural Gas Paid, Water Paid For
Parking Spaces	1
Parking	Parkade, Titled, Underground, Guest

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Bar Fridge, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Stone, Stucco, Wood Frame

### Additional Information

Date Listed	March 20th, 2025
Days on Market	44
Zoning	M-C2

## **Listing Details**

Listing Office	eXp Realty
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