

\$329,900 - 101, 836 Royal Avenue Sw, Calgary

MLS® #A2078469

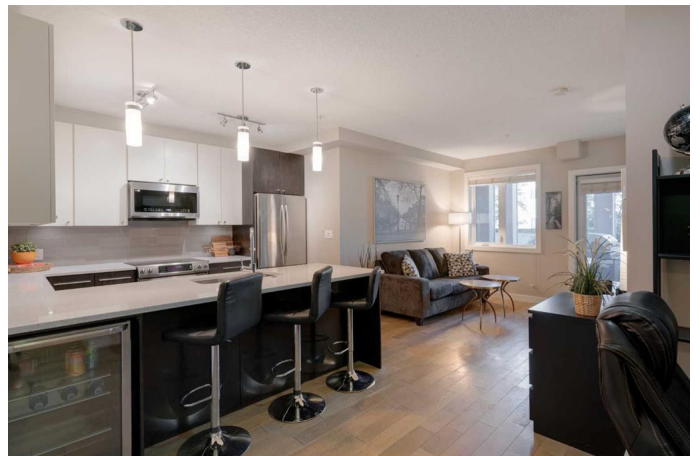
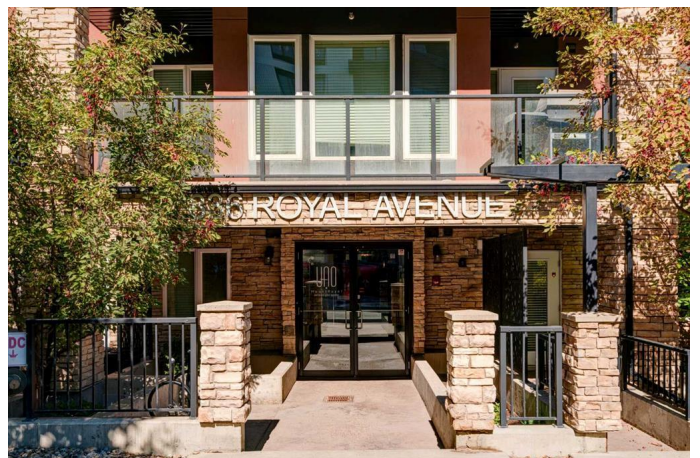
\$329,900

1 Bedroom, 1.00 Bathroom, 583 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Stylish 1-Bed/1-Bath Apartment Steps from 17th Avenue! Welcome to urban living at its finest! This beautiful and modern 1-bedroom, 1-bathroom apartment is your ticket to the vibrant heart of 17th Avenue, one of the most sought-after neighbourhoods in the city. As you step inside, you'll immediately notice the contemporary open-concept design that maximizes space and natural light. The living area seamlessly flows into the well-appointed kitchen, featuring sleek quartz countertops and stainless steel appliances. It's a chef's dream and perfect for entertaining friends and family. The bedroom boasts a luxurious ensuite bathroom, complete with modern fixtures. You'll find convenience in every corner, including in-unit laundry facilities, making daily chores a breeze. This unit comes with a valuable perk - titled underground parking. No more searching for street parking on cold winter nights. Plus, there's a separate storage locker to keep your seasonal gear and belongings organized. One of the standout features of this apartment is the expansive private patio, one of the largest in the building. It's your own outdoor oasis, perfect for morning coffee, evening cocktails, or simply soaking up the sun. The patio opens onto a tranquil private courtyard, creating a peaceful retreat in the heart of the city. Location is everything, and this building doesn't disappoint. You're just steps away from some of the city's finest restaurants, coffee shops, boutiques, and entertainment options. Don't



miss this opportunity to live in style and convenience in one of the most coveted neighborhoods in town. Schedule a showing today and make this modern gem your new urban sanctuary.

Built in 2013

Essential Information

MLS® #	A2078469
Price	\$329,900
Sold Price	\$319,400
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	583
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	101, 836 Royal Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T0L3

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home,
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	Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Bar Fridge, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	4

Exterior

Exterior Features	Courtyard
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	September 15th, 2023
Date Sold	November 7th, 2023
Days on Market	53
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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