

# \$315,000 - 101, 808 Royal Avenue Sw, Calgary

MLS® #A2108460

## \$315,000

3 Bedroom, 2.00 Bathroom, 1,326 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to this large 3 bedroom ground floor corner unit in prestigious neighborhood of Lower Mount Royal! Enjoy over 1300 square feet of an open floor plan, offering room for entertainment or comfort for those quiet times alone. Recent renovations to this condo include a stylish kitchen complete with maple shaker cabinets, mosaic backsplash, luxurious granite countertop and the convenience of a pantry. The living room overlooks the kitchen, and offers access to a large and private patio outside for ease of taking in the early morning coffee or a later day BBQ. The bedrooms are all generously sized, the primary bedroom is complete with a very large walk in closet and 3 piece ensuite bathroom. Additionally, there is a 5 piece main bathroom featuring high quality finishes and fixtures. Plenty of storage available with 2 closed in storage lockers outside the unit on the main floor or as well as plenty of room for storage in your suite. Although this unit does not offer in suite laundry, the common area laundry room (free) is just outside your door on the main and is typically only used by the owner of this unit (other units have in suite laundry). An added convenience of this unit, it is the only unit on the main level, a corner unit, giving you natural light from the South as well as the East. Located in Lower Mount Royal, this condo offers exceptional access to Calgary's vibrant 17th Ave for you to take in an array of trendy boutiques, restaurants, vibrant cafes and local parks. To top off the long list of reasons you



should live here, this condo is close to some of the #1 ranked top schools in the City! This impressive property offers you the rare opportunity to experience a grande living style in none other Lower Mount Royal. Don't wait long to view this property so you can make it your next home!

Built in 1964

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2108460    |
| Price          | \$315,000   |
| Sold Price     | \$314,720   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,326       |
| Acres          | 0.00        |
| Year Built     | 1964        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 101, 808 Royal Avenue Sw |
| Subdivision | Lower Mount Royal        |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2T 0L3                  |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Elevator(s), Laundry, Parking, Storage |
| Parking Spaces | 1                                      |
| Parking        | Assigned, Carport, Off Street          |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Window Coverings                          |
| Heating           | Baseboard                                                                           |
| Cooling           | None                                                                                |
| # of Stories      | 4                                                                                   |

## Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | None  |
| Construction      | Brick |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 16th, 2024 |
| Date Sold      | March 4th, 2024     |
| Days on Market | 15                  |
| Zoning         | M-C2                |
| HOA Fees       | 0.00                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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