

\$1,495,000 - 706 Royal Avenue Sw, Calgary

MLS® #A2121135

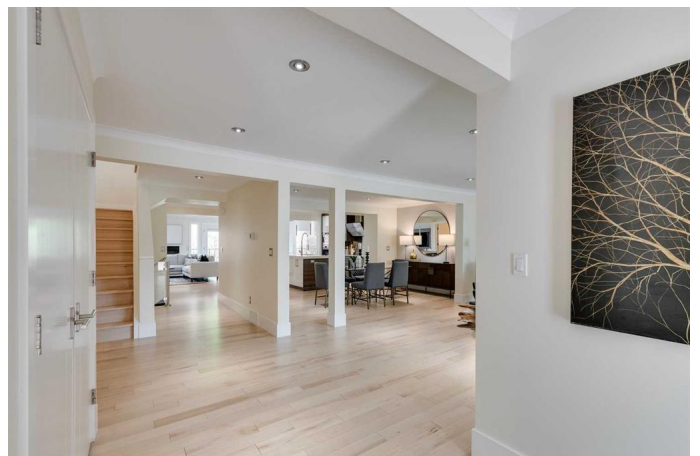
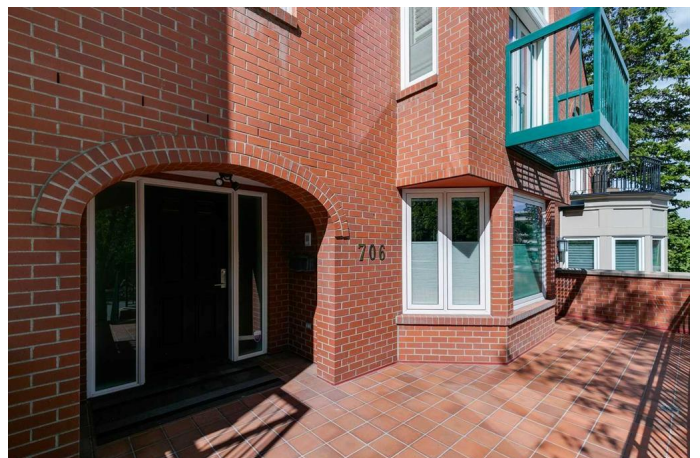
\$1,495,000

3 Bedroom, 4.00 Bathroom, 3,105 sqft

Residential on 0.18 Acres

Lower Mount Royal, Calgary, Alberta

STUNNING MOUNT ROYAL TOWNHOME. with a New York Vibe! Works for singles, families or couples. TOTALLY UPDATED offering a fantastic BRIGHT OPEN PLAN on Main floor. Living Room large enough to accommodate a grand piano if desired! Spacious Dining area adjacent to upscale Kitchen & adjoining Family Room with Fireplace & Built In TV. Integrated Fridge, S/S Appliances, Induction Cooktop, stylish Range Hood + backsplash make cooking and entertaining a pleasure. 9Ft. Flat painted Ceilings with recessed Lighting, Hardwood floors + Views to the chic private Courtyard all add to the seamless flow + contemporary feel. 2nd Level presents 3 generously sized Bedrooms including the PHENOMENAL PRIMARY with soaring Vaulted Ceiling, His & Hers Dressing Rooms + wonderful Seating Area. Lux Hotel-Esque En-Suite features an Ultrabain Jetted Tub, Walk In shower and Double Sinks. Very cool 3rd Level LOFT with Built in Desk & Cabinetry. Perfect for an office/study, yoga room, art studio! Enjoy the sun or the stars, from 2 patio decks here offering CITY VIEWS and Mount Royal vistas. Fully Developed Lower level with deep windows, bringing natural light into the lovely Rec/Games Room c/w Wet Bar. This multi function area has a perfect wall space for a Murphy bed for occasional guests. Laundry Room with storage + 2 pce. Bath complete this level. Access here to your Oversized Double, Attached Garage with Epoxy Flooring + oodles



of Built In storage cabinets. PLUS you can park 2 more cars in the driveway. (permit parking available on street for more) IN ADDITION to the Updated Kitchen, Bathrooms, Flooring + Lighting, all Doors were changed & Windows replaced with Triple Pane. Newer Roof, A/C Units + Hot Water tanks, Security System. NO CONDO FEES on this bare land condo. (Residents share expenses for the snow removal + small amt. for insurance) Mount Royal neighborhood location with an easy stroll to cafes, restaurants, stores, schools + mere minutes to downtown core. NOTHING to Do but Move In & Enjoy Inner City Living at it's Finest!

Built in 1989

Essential Information

MLS® #	A2121135
Price	\$1,495,000
Sold Price	\$1,495,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	3,105
Acres	0.18
Year Built	1989
Type	Residential
Sub-Type	Row/Townhouse
Style	2 and Half Storey
Status	Sold

Community Information

Address	706 Royal Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2S 3A9

Amenities

Amenities None
Parking Spaces 4
Parking Double Garage Attached, Oversized

Interior

Interior Features Bar, Bookcases, Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s)
Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Induction Cooktop, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Great Room
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Courtyard
Lot Description Back Yard
Roof Asphalt, Flat Torch Membrane
Construction Brick, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 31st, 2024
Date Sold June 3rd, 2024
Days on Market 3
Zoning M-CG d30
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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