

\$275,000 - 403, 823 Royal Avenue Sw, Calgary

MLS® #A2127833

\$275,000

1 Bedroom, 1.00 Bathroom, 724 sqft

Residential on 0.00 Acres

Upper Mount Royal, Calgary, Alberta

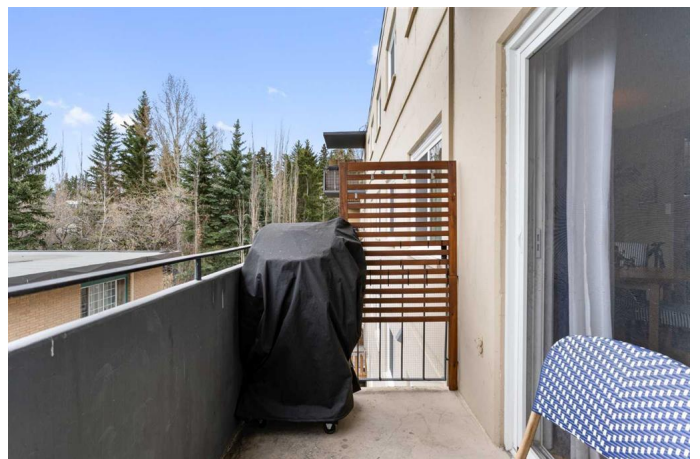
CONCRETE Building | Downtown Views |
In-Suite Laundry | Covered Parking | PETS
Welcome!

Welcome to urban living at its finest in Mount Royal, one of Calgary's most prestigious neighborhoods! Nestled within walking distance to the vibrant 17th Ave/Red Mile—this exceptional condo is surrounded by eclectic shops, cafes, boutiques, restaurants & pubs, making it ideal for professionals. Enjoy convenient access to the downtown working district, along with the entertainment options of both 17th Ave & 4th Street as well as easily reach the picturesque pathways along Elbow River, offering a perfect blend of urban convenience & natural beauty. The one-bedroom condo is situated in a QUIET, CONCRETE building that is meticulously maintained. Other standout features: Enjoy the luxury of large balcony with stunning downtown VIEWS, Covered TITLED Parking, a large designated storage locker, in-suite laundry, two elevators & the building is PET Friendly!

Residents also enjoy a PRIVATE & secluded common garden area in the back, providing a peaceful retreat within the city.

Friends & family will be happy to visit with plenty of FREE street parking in front & behind the building.

Recent building upgrades include NEW windows & patio doors. Condo fees include heat, water & sewer. With over 700 square feet of living space, it's perfect for the first



time home buyer or a great investment for rental potential.

One of the most sought-after neighborhoods in the city, this upscale community offers a tranquil setting of stunning heritage & large estate properties & tree-lined streets with convenient access to urban amenities, ensuring a lifestyle of style & ease. With this prestigious address, you can call The Hardwood Estates on Royal Ave your new home.

Built in 1962

Essential Information

MLS® #	A2127833
Price	\$275,000
Sold Price	\$282,250
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	724
Acres	0.00
Year Built	1962
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	403, 823 Royal Avenue Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0L4

Amenities

Amenities	Elevator(s), Laundry, Park, Picnic Area, Snow Removal, Storage, Trash
Utilities	Electricity Not Paid For, Garbage Collection, Heating Paid For

Parking Spaces	1
Parking	Carport, Covered, Driveway, Garage Faces Side, Plug-In, Stall, Titled

Interior

Interior Features	Elevator, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Boiler
Cooling	None
# of Stories	5

Exterior

Exterior Features	Balcony, Courtyard, Garden, Private Yard
Roof	Flat
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 10th, 2024
Days on Market	8
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 PowerRealty.ca
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