

# \$1,145,000 - 718 Royal Avenue Sw, Calgary

MLS® #A2140119

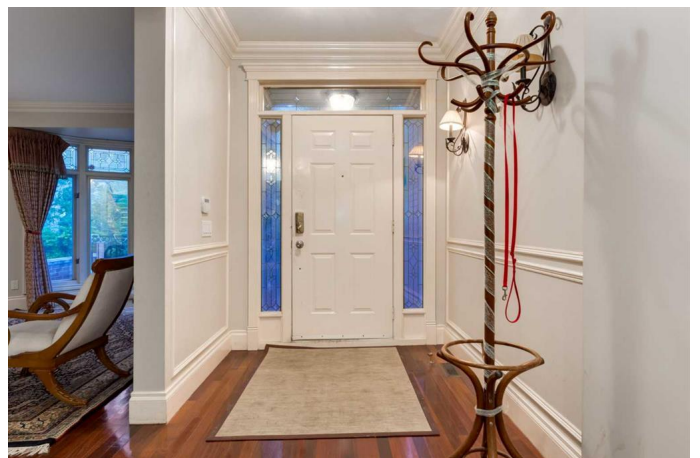
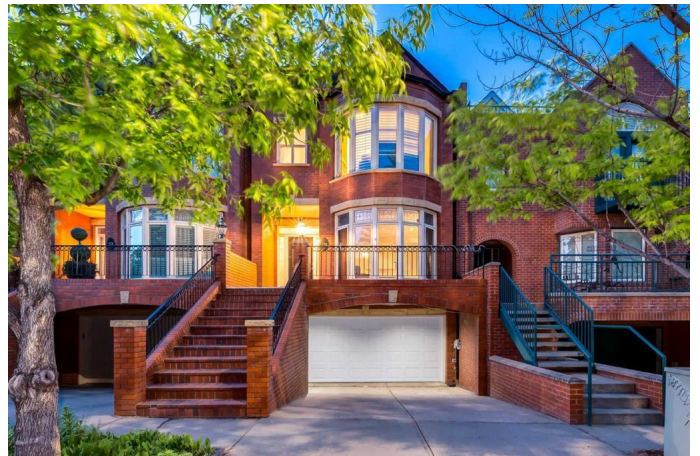
**\$1,145,000**

4 Bedroom, 4.00 Bathroom, 2,763 sqft

Residential on 0.44 Acres

Lower Mount Royal, Calgary, Alberta

The facade of this Mount Royal townhome offers a distinguished New York City Brownstone flair. This property boasts a charm frozen in time, its original features whispering stories of decades past. With untouched interiors waiting to be revived, it presents an irresistible canvas for renovation enthusiasts. Bring your favored interior designer and free your dreams to create a masterpiece in an incredible location. Enjoy the convenience of the Mount Royal neighborhood, with cafes, restaurants, stores, schools, and downtown just a stroll away.Â The main floor is ideal for entertaining, boasting a bright open plan, beginning with a spacious living room with a regal double-sided gas fireplace. The adjacent dining area is spacious,Â with enough room for a dining table for the whole family. Discover the cozy breakfast nook, kitchen, and informal family room, enough space to create your dream kitchen, butler's pantry, and more, elevating the culinary experience.Â The second level features a convenient laundry room, full bath, and three generously sized bedrooms, including a primary suite with a soaring vaulted ceiling, and walk-in closet. The stylish en-suite bathroom offers a soaking tub, walk-in shower, and double sinks. TheÂ third loft level boasts additional living space with a gas fireplace that creates the perfect cozy ambiance, as well as access to the rooftop patio, where you can soak up the sun or admire the stars. The developed lower levelÂ offers a 4th bedroom and bath, ideal for



guests who choose to stay a while. This multifunctional space also provides access to the oversized double attached garage, with room for two additional cars in the driveway (permit parking available on the street). There are no condo fees on this bare land condo (residents share expenses for snow removal and a small amount for insurance).

Built in 1995

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2140119          |
| Price          | \$1,145,000       |
| Sold Price     | \$1,071,000       |
| Bedrooms       | 4                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,763             |
| Acres          | 0.44              |
| Year Built     | 1995              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | 2 and Half Storey |
| Status         | Sold              |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 718 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 |

## Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Washer, Window Coverings                                              |
| Heating           | Forced Air                                                                                                                                               |
| Cooling           | None                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 3                                                                                                                                                        |
| Fireplaces        | Double Sided, Gas, Mantle, Tile                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Partial, Partially Finished                                                                                                                              |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                        |
| Lot Description   | Back Yard, Low Maintenance Landscape, Street Lighting, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Brick, Wood Frame                                                                   |
| Foundation        | Poured Concrete                                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2024 |
| Date Sold      | June 27th, 2024 |
| Days on Market | 14              |
| Zoning         | M-CG d30        |
| HOA Fees       | 0.00            |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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