

\$1,950,000 - 906 Royal Avenue Sw, Calgary

MLS® #A2145445

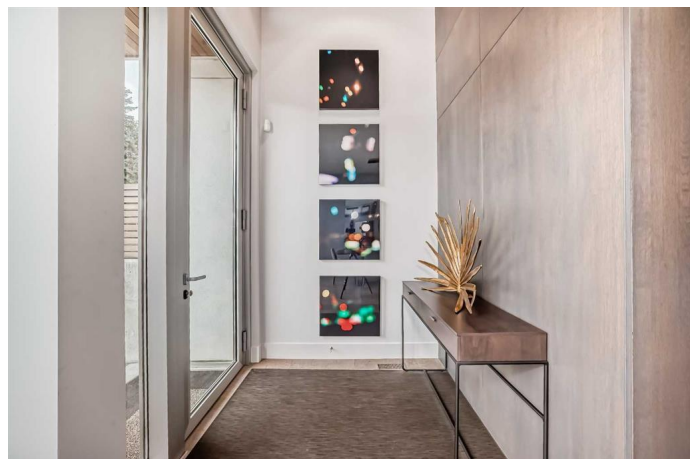
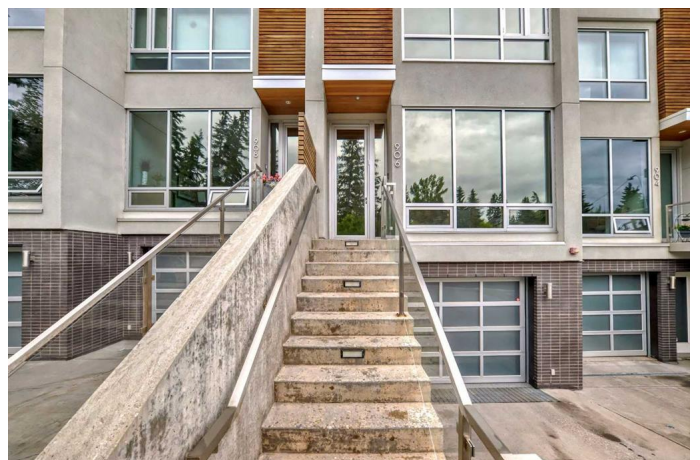
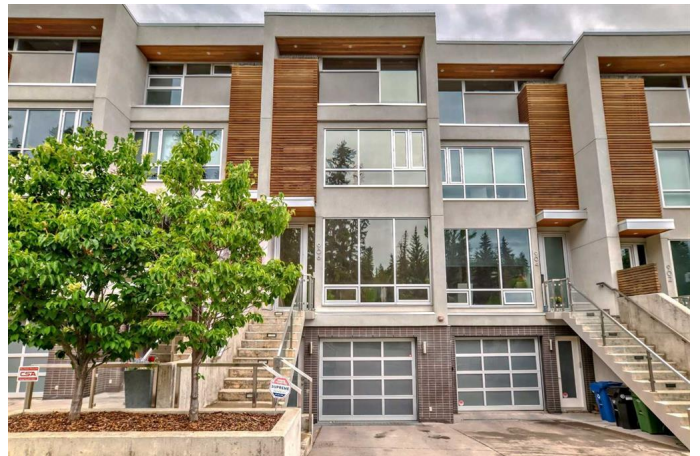
\$1,950,000

3 Bedroom, 4.00 Bathroom, 3,502 sqft

Residential on 0.05 Acres

Lower Mount Royal, Calgary, Alberta

Located in the prestigious neighbourhood of Mount Royal, this stunning townhome offers spectacular downtown views and is designed to satisfy the tastes of the most refined buyer. With architecture by Richard Lindseth, interior design by Douglas Cridland, and a custom kitchen design, this 3500 sq/ft, 3-bedroom + flex room townhome features concrete and steel construction, contemporary design, and luxurious finishes throughout. The huge open island kitchen includes 7 Miele appliances and a Marvel wine fridge, perfect for entertaining. The master bedroom occupies the entire top floor, complete with a retreat-like atmosphere, spa-like 6-piece ensuite featuring a steam shower with wet fixtures, a massive walk-in closet, and a terrace with downtown Calgary views. The second bedroom includes an ensuite, and there is a large walk-in laundry room on the second floor. The basement offers additional space for a yoga studio, workout room, wine cellar or flex room, providing versatile living options. The townhome includes a private elevator that serves all three floors, ensuring ease of access throughout the home. The heated tandem 2-car garage with a heated driveway and car lift ensures ample parking and convenience. Further features include 3 outdoor patio spaces, including an amazing rooftop terrace from the master bedroom, in-floor 8-zone radiant heat plus forced air, fully automated home system with speakers throughout the house and an A/C system. This



incredible offer is available for showings now!

Built in 2014

Essential Information

MLS® #	A2145445
Price	\$1,950,000
Sold Price	\$1,950,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,502
Acres	0.05
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	906 Royal Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T0L5

Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, Elevator, Kitchen Island, No Smoking Home, Steam Room, Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Range, Refrigerator, Washer/Dryer, Wine Refrigerator

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Insert, Outside
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Covered Courtyard, Private Entrance
Lot Description	Landscaped, Views
Roof	Rubber
Construction	Brick, Concrete, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2024
Date Sold	July 17th, 2024
Days on Market	15
Zoning	M-C2
HOA Fees	100.00
HOA Fees Freq.	MON

Listing Details

Listing Office	Coldwell Banker Mountain Central
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