

\$435,000 - 105, 836 Royal Avenue Sw, Calgary

MLS® #A2146072

\$435,000

2 Bedroom, 2.00 Bathroom, 857 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Private entry walkout unit with a large south facing patio centrally located in the attractive community of Lower Mount Royal, and seconds away from 17th Ave. This unique 2 bdrm/ 2 bath unit boasts 857 sq.ft. of stylish living space & is highlighted by 9 ft ceilings throughout, wide plank engineered hardwood flooring, & over sized windows that offer an abundance of natural light. The spacious executive kitchen will continue to impress with granite counter tops, extended modern cabinetry, Stainless Steel, an over sized island with a built-in wine fridge & a custom built-in office nook. The large open concept living room & dining area flow into the kitchen seamlessly making it the perfect space for entertaining. The master bedroom offers 2 generous closets, a large bright window & a unique 4 piece ensuite with a separate stand-up shower and bathtub. Complete with in-suite laundry, titled underground parking & storage.

Built in 2013

Essential Information

MLS® #	A2146072
Price	\$435,000
Sold Price	\$434,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	857
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	105, 836 Royal Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T0L3

Amenities

Amenities	Bicycle Storage, Elevator(s)
Parking Spaces	1
Parking	Parkade, Titled

Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Garburator, Microwave, Refrigerator, Stove(s), Washer, Wine Refrigerator
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Private Entrance
Roof	Other
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2024
Date Sold	July 22nd, 2024

Days on Market	20
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office Bode Platform Inc.

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