

\$1,340,000 - 710 Royal Avenue Sw, Calgary

MLS® #A2154770

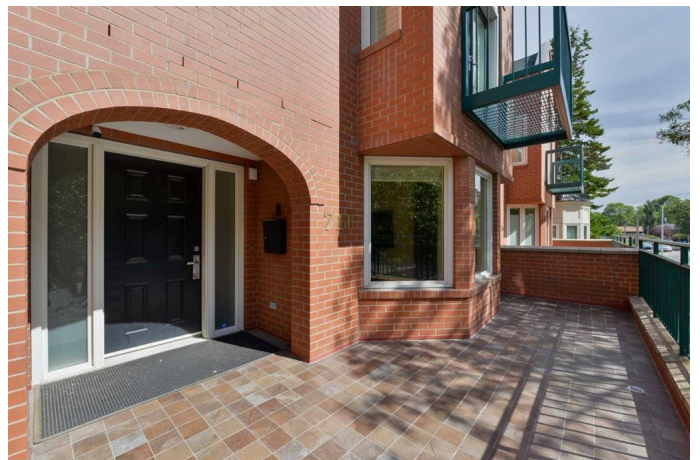
\$1,340,000

4 Bedroom, 4.00 Bathroom, 2,766 sqft

Residential on 0.17 Acres

Lower Mount Royal, Calgary, Alberta

This over 2700 sq ft. beautifully renovated contemporary 4 bedroom brownstone townhome with 2 rooftop patios, (one overlooking downtown Calgary) is located in the highly desirable community of lower mount royal. Upon entering the open concept main living area, you are struck by the site finished hardwood, and abundance of natural sunlight. The living room overlooks the South facing large windows. The spacious dining area opens to the fabulous chef's kitchen with custom Denca cabinetry, high-end stainless-steel appliances including a new Blomberg refrigerator (2021), and Bosch dishwasher, a custom stainless hood fan, and a large hidden pantry. The back family room features a stunning granite fireplace, a large sitting area and desk space along with a hidden powder room. This property also includes a Control 4 smart home system for lighting and home audio. Upstairs is the massive primary bedroom with vaulted ceilings, huge spa ensuite, Juliet balcony, and a multitude of built in hidden closets. A secondary bedroom/dressing room features numerous additional custom built in shelving and closet storage. A third bedroom, full bathroom, and laundry room complete this level. The 3rd story loft is perfect for an office, or den, and features 2 fabulous decks one facing South into the neighbourhood of Mount Royal, and the other with downtown views. The lower-level renovation was completed in January 2023 and offers an additional 4th



bedroom, bathroom, and gym area. The stunning back patio was completely re-landscaped in 2021 featuring a poured concrete fully enclosed back garden with custom designed concrete planters, perfect for entertaining. Enjoy the extra storage and parking with the attached double car garage. NO MONTHLY CONDO FEES. This easily walkable townhome to all of the shops and restaurants on 17th Avenue, and a 10-minute walk to the downtown core is exceptional value.

Built in 1989

Essential Information

MLS® #	A2154770
Price	\$1,340,000
Sold Price	\$1,339,333
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,766
Acres	0.17
Year Built	1989
Type	Residential
Sub-Type	Row/Townhouse
Style	2 and Half Storey
Status	Sold

Community Information

Address	710 Royal Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3A9

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Granite Counters, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Wired for Data
Appliances	Dishwasher, Dryer, Garage Control(s), Washer, Window Coverings, Gas Stove, Microwave, Refrigerator, Range Hood, Water Softener
Heating	Forced Air
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Other
Lot Description	Garden, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	November 8th, 2024
Days on Market	57
Zoning	M-CG d30
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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