

\$1,250,000 - 714 Royal Avenue Sw, Calgary

MLS® #A2155462

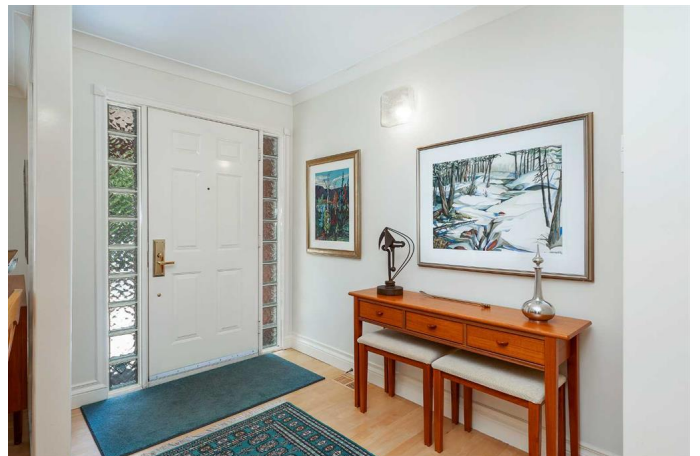
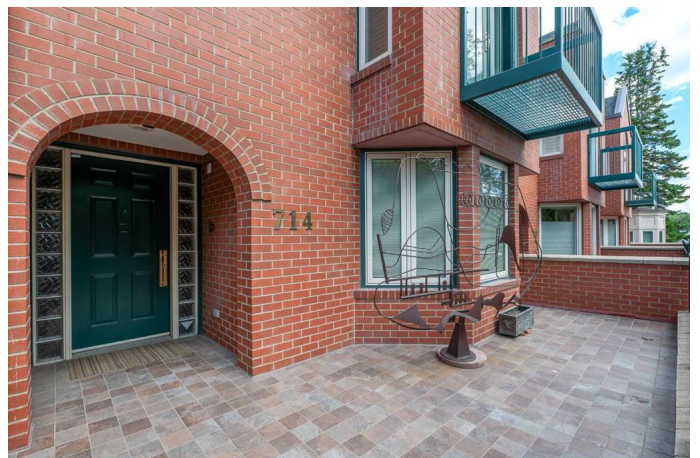
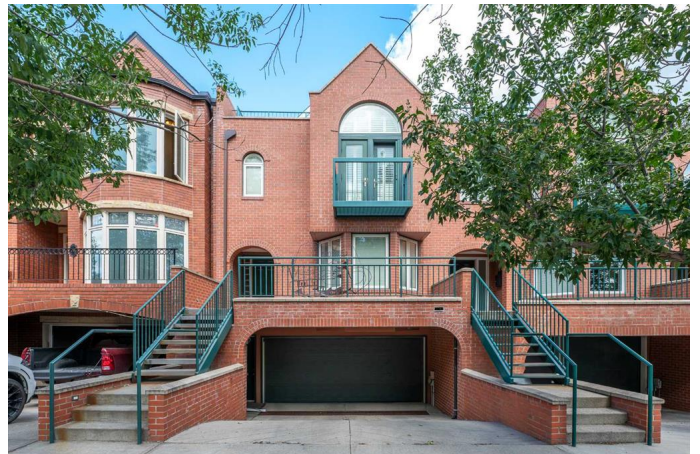
\$1,250,000

2 Bedroom, 3.00 Bathroom, 2,550 sqft

Residential on 0.04 Acres

Lower Mount Royal, Calgary, Alberta

Stylish 2 bedroom Brownstone style townhome with 2 rooftop patios & gorgeous views in Lower Mount Royal offering over 3200 sq ft of developed living space! The spacious main level presents beautifully finished hardwood floors & high ceilings, showcasing the front formal dining room with ample space to hold a large family gathering or dinner party. Just steps away, is the gorgeous renovated Denca kitchen that's tastefully finished with plenty of counter/storage space, island/eating bar walk-thru butler's pantry to the dining room & high-end appliances. The living room with main floor patio access & feature fireplace is open to the kitchen. A 2 piece powder room completes the main level. The second level hosts 2 bedrooms, a 4 piece bath with in-floor heat & laundry room with sink & storage. The primary bedroom with vaulted ceiling & private balcony also boasts a walk-in closet & private 5 piece ensuite with in-floor heat, dual sinks, a relaxing freestanding soaker tub & separate shower. The third level loft area is perfect for a home office space or studio & also has access to the north & south facing rooftop patios with lovely views! Basement development includes a family/media room with wet bar & mudroom with access to the double attached garage. Other notable features include central air conditioning, newer hardwood on the staircase, built-in speakers, triple pane windows, sand filled cinder block common walls that provide excellent sound proofing, roof replacement (2017) with foam insulation &



a fenced in back patio area “ perfect for outdoor entertaining. Also enjoy the central location, walking distance to 17th Avenue & close to parks, schools, shopping & public transportation.

Built in 1992

Essential Information

MLS® #	A2155462
Price	\$1,250,000
Sold Price	\$1,200,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,550
Acres	0.04
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	714 Royal Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 3A9

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers,
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	Double Vanity, French Door, Kitchen Island, Recessed Lighting, Skylight(s), Soaking Tub, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Double Oven, Freezer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Water Softener, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Low Maintenance Landscape, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Brick, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2024
Date Sold	September 10th, 2024
Days on Market	35
Zoning	M-CG d30
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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