

\$399,900 - 505, 823 Royal Avenue Sw, Calgary

MLS® #A2165243

\$399,900

2 Bedroom, 1.00 Bathroom, 971 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to this exceptional top-floor two-bedroom condo in the sought-after community of Upper Mount Royal. This bright and airy unit offers unobstructed city skyline views and is bathed in natural light, thanks to its east-facing exposure. Situated in a quiet, mostly owner-occupied concrete building, it provides a serene retreat in a vibrant area.

Inside, you'll find numerous upgrades and luxurious finishes, including wide-plank hardwood floors, dark-toned cabinetry, and designer lighting. The open-concept Denca kitchen is a chef's dream, featuring flat panel cabinetry, quartz countertops, Jenn-Air stainless steel appliances, and under-cabinet lighting. It seamlessly connects to the spacious living and dining area, perfect for entertaining guests. Step out onto your private balcony to enjoy stunning downtown views.

The primary bedroom boasts a walk-in closet with custom built-ins and convenient in-suite laundry. The second bedroom comfortably accommodates a queen bed. The elegant four-piece bathroom features a beautifully tiled bath/shower combo with a built-in caddy, sliding glass doors, and in-floor heating.

This exceptional condo also includes new windows, newer patio doors, one underground titled parking stall, a separate storage unit, shared bike storage, and a charming outdoor



courtyard. The neighborhood's mature trees add a touch of nature to your urban lifestyle, while the proximity to the river, pathways, transit, downtown, and a plethora of amenities ensures you are always close to the best that the city has to offer.

This is a rare opportunity to own a home that combines modern luxury with a prime location. All that's missing is you!

Built in 1962

Essential Information

MLS® #	A2165243
Price	\$399,900
Sold Price	\$384,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	971
Acres	0.00
Year Built	1962
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	505, 823 Royal Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0L4

Amenities

Amenities	Elevator(s), Parking, Picnic Area, Secured Parking, Visitor Parking
Parking Spaces	1

Parking	Parkade, Underground
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Interior

Interior Features	Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

Exterior

Exterior Features	Courtyard
Roof	Tar/Gravel
Construction	Brick, Concrete, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 13th, 2024
Date Sold	October 11th, 2024
Days on Market	28
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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