

# \$310,000 - 310, 836 Royal Avenue Sw, Calgary

MLS® #A2210522

## \$310,000

1 Bedroom, 1.00 Bathroom, 594 sqft

Residential on 0.00 Acres

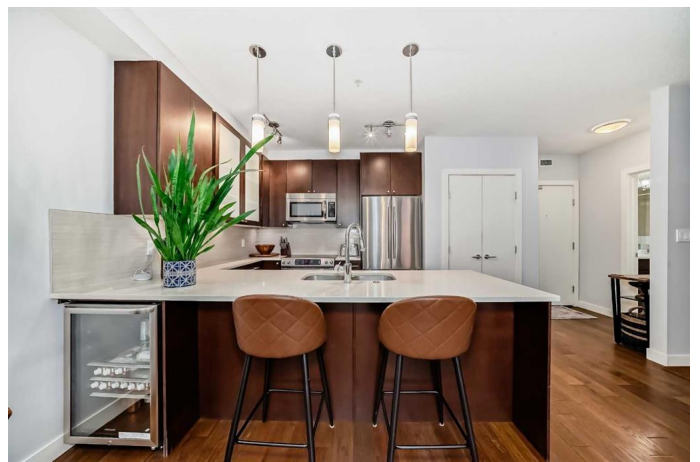
Lower Mount Royal, Calgary, Alberta

If you are looking for a spacious condo with high quality finishings, an involved condo board in a pet friendly building, this is it! This spacious apartment welcomes you with modern finishings and hardwood floors. The open floor plan includes the kitchen with eat-in bar and wine fridge, a spacious dining area with great built ins, and living room with extra flex space. The bedroom is spacious and has ample closet space for storage with the laundry nearby. The bath is styled as a 'cheater ensuite' with direct access from the entry hall and the bedroom both. You'll love the balcony as your personal, private outdoor getaway with no other units looking into your space. Infloor heating will keep you cosy without unsightly baseboard heaters. A titled parking stall steps to the elevator rounds out this great home, along with an out of unit storage area and dedicated bicycle storage. Call your favourite agent for a private showing!

Built in 2013

## Essential Information

MLS® #	A2210522
Price	\$310,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	594
Acres	0.00



Year Built	2013
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	310, 836 Royal Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0L3

### Amenities

Amenities	Bicycle Storage
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Breakfast Bar, Built-in Features, Elevator, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Wine Refrigerator
Heating	In Floor
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Other, Storage
Construction	Wood Frame

### Additional Information

Date Listed	April 10th, 2025
Days on Market	24
Zoning	M-C2

### Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.