

# \$475,000 - 308, 836 Royal Avenue Sw, Calgary

MLS® #A2221586

**\$475,000**

2 Bedroom, 2.00 Bathroom, 948 sqft  
Residential on 0.00 Acres

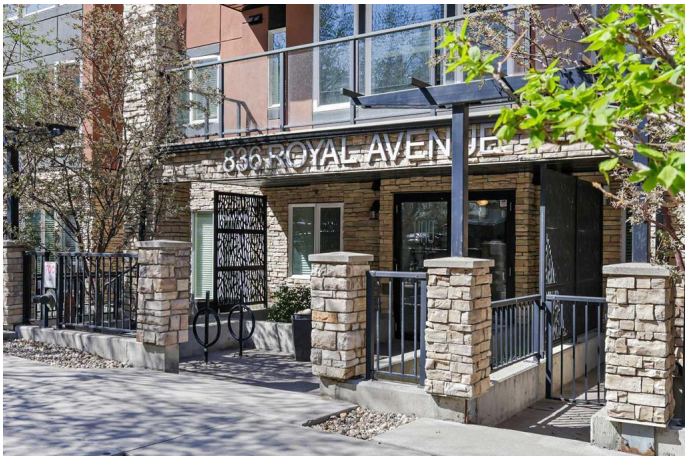
Lower Mount Royal, Calgary, Alberta

Welcome to Uno located in the heart of Lower Mount Royal, the perfect location for a downtown lifestyle. This spacious and perfectly laid out unit, the largest in the building, boasts one of the best gourmet kitchens you will find anywhere with plenty of storage, counter space and built in wine fridge. An open concept living area perfect for entertaining separates the two large bedrooms. Each bedroom features a large walk through closet and private washroom - two master suites! Enjoy the summer sun on a private south facing balcony. Walk to work and the restaurants and shops on 17th avenue. In-Suite laundry and storage, titled parking, assigned double large storage, secured bike storage, and an incredible location make for a convenient and practical inner city home in the heart of this vibrant urban neighbourhood that â€œhas it allâ€•.

Built in 2013

## Essential Information

MLS® #	A2221586
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	948
Acres	0.00
Year Built	2013



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	308, 836 Royal Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0L3

### Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Microwave, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings, Built-In Electric Range, Built-In Refrigerator
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	4
Basement	None

### Exterior

Exterior Features	Uncovered Courtyard
Construction	Brick, Stucco, Wood Frame

### Additional Information

Date Listed	May 15th, 2025
Days on Market	21
Zoning	M-C2

### Listing Details

Listing Office	Diamond Realty & Associates LTD.
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