

# \$285,000 - 603, 629 Royal Avenue Sw, Calgary

MLS® #A2200617

## \$285,000

1 Bedroom, 1.00 Bathroom, 703 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

This charming over 700 sq ft one bedroom one bathroom condo with West facing deck overlooking green space and with a city view is excellent value. Hardwood flooring is found throughout the condo with all new windows and patio door (2016) a large renovated kitchen with new appliances (2016), dining area, large open living room and cozy wood burning fireplace. The large renovated bathroom is down the hall located adjacent to the huge bedroom with walk in closet, city views, and black out blinds. Unobstructed views allow for an abundance of natural sunlight throughout the day. Located on the top floor with only 3 other units on this floor, there is a large shared laundry for only this unit and one other unit on the floor. This very well run low rise concrete building is exceptionally well maintained with a new roof, new furnace and new elevator (last 5 years). Plans are underway to renovate the common areas and hallway with new carpet, new paint, and a brand new gym. With heated underground secure parking a huge storage locker, and exception walkability, one block off trendy 17th Ave. with numerous shops and restaurants, a few blocks to all the amenities on 4th street, and easy walkability to the downtown core, this property is not to be missed!

Built in 1969

## Essential Information



MLS® #	A2200617
Price	\$285,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	703
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

### **Community Information**

Address	603, 629 Royal Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0G2

### **Amenities**

Amenities	Parking, Elevator(s), Laundry, Secured Parking, Snow Removal
Parking Spaces	1
Parking	Heated Garage, Stall

### **Interior**

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	6

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete

**Additional Information**

Date Listed	March 13th, 2025
Days on Market	34
Zoning	M-C2

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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