

\$334,900 - 301, 836 Royal Avenue Sw, Calgary

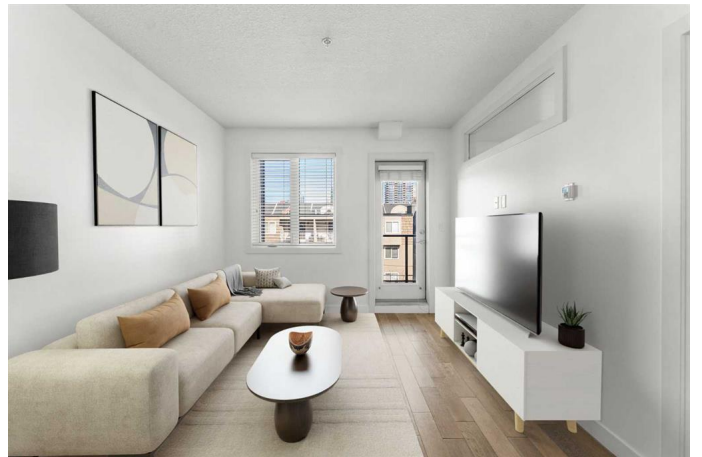
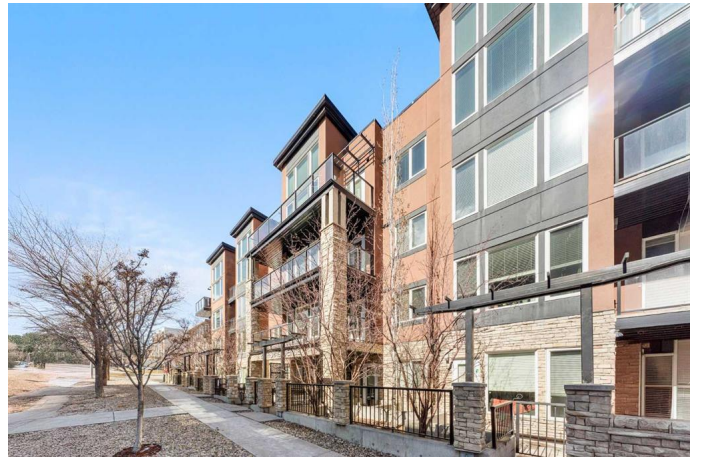
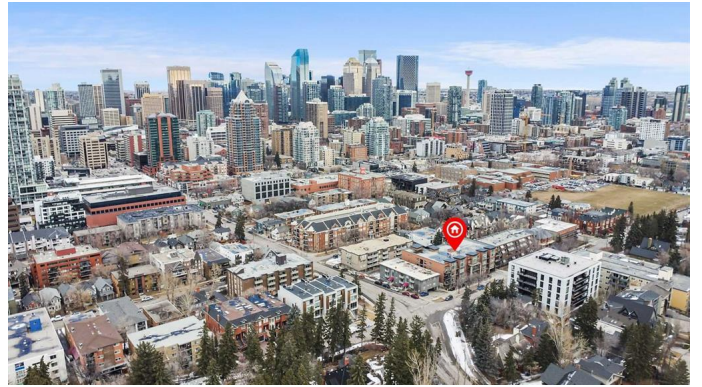
MLS® #A2203826

\$334,900

1 Bedroom, 1.00 Bathroom, 706 sqft
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to a hidden gem at the UNO building in the amenity rich community of Lower Mount Royal! An immaculately maintained, open-concept condominium that encompasses true pride of ownership! #301 - 836 Royal Avenue SW vaunts a commodious 705 Square Feet with in-suite laundry (Washer/Dryer 2024), secured storage locker plus additional in-suite storage room, and TITLED UNDERGROUND PARKING. Hardwood flooring merges the kitchen, spacious dining/office space, bedroom, and living room with a covered balcony showcasing city skyline views! The kitchen features stainless steel appliances with an extra beverage cooler, quartz countertops with under mounted sinks, and flat panel wood cabinetry. The 4-piece ensuite is comprised of ceramic tile flooring, quartz countertops, and a tiled tub/shower combo. Enjoy prominent shopping, dining, night life, and all other amenities only steps away from Calgary's well known retail and entertainment district of 17th Ave. Also a fantastic investment opportunity for those looking to rent a superbly located condo in a well maintained building. Experience this impressive residence for yourself. Schedule a showing with your favorite Realtor® today!



Built in 2013

Essential Information

MLS® # A2203826

| | |
|----------------|-------------------|
| Price | \$334,900 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 706 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 301, 836 Royal Avenue Sw |
| Subdivision | Lower Mount Royal |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T0L3 |

Amenities

| | |
|----------------|---------------------------------------------------------------------|
| Amenities | Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Utilities | Natural Gas Paid, Water Paid For |
| Parking Spaces | 1 |
| Parking | Parkade, Titled, Underground, Guest |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Storage |
| Appliances | Bar Fridge, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | In Floor, Natural Gas |
| Cooling | None |
| # of Stories | 4 |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction | Stone, Stucco, Wood Frame |

Additional Information

Date Listed March 20th, 2025

Days on Market 27

Zoning M-C2

Listing Details

Listing Office eXp Realty

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