

**502, 823 Royal Avenue SW**  
**Calgary, Alberta**

**MLS # A2289392**



**\$499,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,434 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,209
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** wall mounted TV in den. Stereo /sound components in closet . Safe in dressing room ( attached)

Discover the perfect blend of tranquility and city living in this TOP FLOOR, END UNIT, QUIET, CONCRETE condo offering unobstructed skyline VIEWS! Just steps from the vibrant cafes, boutiques, and restaurants of 4th Street, 17th Avenue, and the scenic Elbow River Pathways, this home places the best of Calgary right at your doorstep while giving you a peaceful retreat above it all. Inside, you're welcomed by a spacious 1,434 sq ft OPEN CONCEPT layout bathed in natural light. Beautiful SITE FINISHED HARDWOOD, FLAT, painted ceilings, and expansive windows create a warm, sophisticated atmosphere throughout the main living areas. The generous Living, Dining, and Kitchen spaces are perfectly positioned to take in the sweeping cityscape—an inspiring backdrop day and night. The well-appointed Kitchen offers abundant Granite counter space, excellent storage, and a pull-out pantry, making it as functional as it is stylish. A charming Den—easily converted back into a bedroom—sits conveniently near a full bath, offering flexibility for guests, work, or hobbies. The Primary Suite is a true standout, comfortably fitting a King Bed and featuring an impressive custom Dressing Room created from a former bedroom. Paired with a private En-Suite and In-suite laundry, it delivers everyday luxury and convenience. Throughout the home, Hunter Douglas window coverings, including bedroom blackouts, add comfort and quality. Upgrades such as TRIPLE PANE Windows and a new Patio Door enhance energy efficiency and quiet enjoyment. Step outside to your LARGE PRIVATE BALCONY, where there's ample room for garden pots, lounging, and soaking in those stunning views. This well-managed building offers TITLED underground parking (no post-tension), a Separate Storage unit, bike storage, 2 elevators, and

access to a charming treed courtyard. Guests will appreciate the plentiful 2-hour free street parking. Pets are welcome with board approval. Move-in ready and offering the best of Inner-City living in a peaceful, elevated setting—this is the Mount Royal lifestyle you’ve been waiting for.