

205, 808 Royal Avenue SW
Calgary, Alberta

MLS # A2342363



\$214,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	597 sq.ft.	Age:	1964 (62 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 502
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully updated 1 bedroom + den condo in the heart of highly sought after Lower Mount Royal. Offering nearly 600 sq. ft. of thoughtfully designed living space, this home makes excellent use of every inch. The bright open concept layout features laminate flooring, quartz countertops, ample cabinetry, and a spacious living area that opens onto a large private balcony, perfect for your morning coffee or evening unwind. The generous bedroom offers a walk-in closet, while the versatile den provides the ideal space for a home office, reading nook, or additional storage. In-suite laundry adds everyday convenience. A parking stall and secure storage locker are also included. This well managed building is ideally located just steps from the restaurants, caf  s, fitness studios, shopping, parks and nightlife of 17th Avenue, while being tucked into a quiet, established neighbourhood surrounded by beautiful homes. A fantastic opportunity for a first-time buyer, investor, or anyone looking for a stylish inner-city home in one of Calgary's most coveted locations.