



# 836 Royal Avenue Calgary Alberta

\$435,000

Private entry walkout unit with a large south facing patio centrally located in the attractive community of Lower Mount Royal, and seconds away from 17th Ave. This unique 2 bdrm/ 2 bath unit boasts 857 sq.ft. of stylish living space & is highlighted by 9 ft ceilings throughout, wide plank engineered hardwood flooring, & over sized windows that offer an abundance of natural light. The spacious executive kitchen will continue to impress with granite counter tops, extended modern cabinetry, Stainless Steel, an over sized island with a built-in wine fridge & a custom built-in office nook. The large open concept living room & dining area flow into the kitchen seamlessly making it the perfect space for entertaining. The master bedroom offers 2 generous closets, a large bright window & a unique 4 piece ensuite with a separate stand-up shower and bathtub. Complete with in-suite laundry, titled underground parking & storage. (id:6769)

3pc Bathroom .00 Ft x .00 Ft  
5pc Bathroom .00 Ft x .00 Ft  
Kitchen 11.67 Ft x 12.67 Ft  
Dining room 6.00 Ft x 13.25 Ft  
Living room 11.17 Ft x 13.25 Ft

Foyer 4.17 Ft x 5.83 Ft  
Laundry room 3.00 Ft x 3.25 Ft  
Primary Bedroom 10.58 Ft x 11.00 Ft  
Bedroom 9.33 Ft x 10.08 Ft

Listing Presented By:



Originally Listed by:  
Bode Platform Inc.

<http://www.bodecanada.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca