



## 710 Royal Avenue Calgary Alberta

\$1,399,000

This over 2700 sq ft. beautifully renovated contemporary 4 bedroom brownstone townhome with 2 rooftop patios, (one overlooking downtown Calgary) is located in the highly desirable community of lower mount royal. Upon entering the open concept main living area, you are struck by the site finished hardwood, and abundance of natural sunlight. The living room overlooks the South facing large windows. The spacious dining area opens to the fabulous chef's kitchen with custom Denca cabinetry, high-end stainless-steel appliances including a new Blomberg refrigerator (2021), and Bosch dishwasher, a custom stainless hood fan, and a large hidden pantry. The back family room features a stunning granite fireplace, a large sitting area and desk space along with a hidden powder room. This property also includes a Control 4 smart home system for lighting and home audio. Upstairs is the massive primary bedroom with vaulted ceilings, huge spa ensuite, Juliet balcony, and a multitude of built in hidden closets. A secondary bedroom/dressing room features numerous additional custom built in shelving and closet storage. A third bedroom, full bathroom, and laundry room complete this level. The 3rd story loft is perfect for an office, or den, and features 2 fabulous decks one facing South into the neighbourhood of Mount Royal, and the other with downtown views. The lower-level renovation was completed in January 2023 and offers an additional 4th bedroom, bathroom, and gym area. The stunning back patio was completely re-landscaped in 2021 featuring a poured concrete fully enclosed back garden with custom designed concrete planters, perfect for entertaining. Enjoy the extra storage and parking with the attached double car garage. NO MONTHLY CONDO FEES. This easily walkable townhome to all of the shops and restaurants on 17th Avenue, and a 10-minute walk to the downtown core is excepti...

Loft 11.42 Ft x 24.67 Ft

3pc Bathroom 5.42 Ft x 9.00 Ft

Bedroom 9.75 Ft x 12.58 Ft

Exercise room 10.75 Ft x 12.58 Ft

Storage 10.50 Ft x 7.58 Ft

2pc Bathroom 4.42 Ft x 5.50 Ft

Living room 18.67 Ft x 13.67 Ft

Living room 20.92 Ft x 28.08 Ft

3pc Bathroom 11.17 Ft x 5.17 Ft

5pc Bathroom 11.17 Ft x 12.42 Ft

Bedroom 10.17 Ft x 12.67 Ft

Bedroom 10.08 Ft x 12.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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Other 7.58 Ft x 4.75 Ft

Kitchen 20.92 Ft x 16.50 Ft

Laundry room 6.17 Ft x 6.08 Ft

Primary Bedroom 20.50 Ft x 27.83 Ft