



## 629 Royal Avenue Calgary Alberta

\$539,900

Located in the heart of UPPER MOUNT ROYAL in the ICONIC MID-CENTURY building PALACE ROYALE , this TWO BEDROOM unit was reimagined to suit the Owner's lifestyle. By REMOVING TWO WALLS from the SECOND BEDROOM he was able to create a masterful GREAT ROOM, atypical for properties of this vintage. Keeping in mind that this unit can be EASILY RESTORED back to the SECOND BEDROOM which would be approximately 12.9 X 9.1 in size without compromising the integrity and feel of the OPEN LIVING ROOM & DINING ROOM space. The Owner/Designer strategically placed LED LINEAR LIGHTING on the ceiling which frames out the second bedroom which is currently being used as the dining room. Showcasing a specular CUSTOM KITCHEN in RECONSTRUCTED OAK MILLWORK., the high end MIELE APPLIANCE PACKAGE includes a coffee machine, steam oven, wall oven, dishwasher and 32" induction cooktop with fully integrated Faber hood fan. The living room features EXTENSIVE MILLWORK with BUILT-IN CABINETRY & STORAGE with an LED LIGHTING PACKAGE, glass backsplash and is WIRED FOR A 6 ZONE SURROUND SOUND audio system and a POP DOWN mechanism for a 65" TV. The main bathroom features WALL TO WALL MILLWORK, a FLOATING VANITY and an impressive DOUBLE SHOWER clad in porcelain LAPPATO TILE and MULTIPLE SHOWER HEADS. The primary bedroom features WALL TO WALL WARDROBES, a built in for a 55" TV, PLATFORM BED w/STORAGE, PADDED LEATHER HEADBOARD & NIGHTSTANDS. The ensuite is also loaded with millwork including ample SHOE STORAGE, LAUNDRY STATION, freestanding BLACK GLASS PANEL shower, surface mounted black KOHLER SINK WITH CHROME FAUCET, black Kohler low profile toilet and a counter to ceiling mirror. In addition to the many additional upgrades and features, this unit has upgraded LUX WINDOWS, HUNTER DOUGLAS BLINDS, REVERSE OSMOSIS water filtration system, , a SOFT WATER system, LED LIGHTING THROUGHOUT and a LEGRAND LIGH...

Kitchen 5.89 M x 3.81 M

Living room 5.89 M x 4.85 M

Dining room 1.78 M x 4.88 M

Primary Bedroom 3.23 M x 3.83 M

3pc Bathroom 4.93 M x 3.38 M

3pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
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