



## 808 Royal Avenue Calgary Alberta

\$245,000

Welcome home to the beautiful 4 story Royal Villa . This building is located in the desired neighbourhood of lower Mount Royal. Take the elevator up to your top floor unit. When entering you are greeted with natural toned colours. Open concept living/ kitchen area and a large east facing balcony perfect for your morning coffee. New vinyl plank flooring, energy efficient lighting and fresh paint enhance your living experience. Stainless steel appliances and an ensuite washer/dryer complete the efficiency experience. The spacious bedroom with walk in closet can easily accommodate a king size bed. Awaken with the natural light from the east facing window. Building amenities offer secure storage and additional laundry service. The allure of the trendy shopping, restaurants, coffee shops and pubs of 17 ave are just around the corner. With one parking stall included, leave your car at home walk to work, and to 17 ave. SW. Perfect for the first time home buyer or a great investment property. Call your Realtor for your private showing. (id:6769)

4pc Bathroom 5.08 Ft x 8.00 Ft

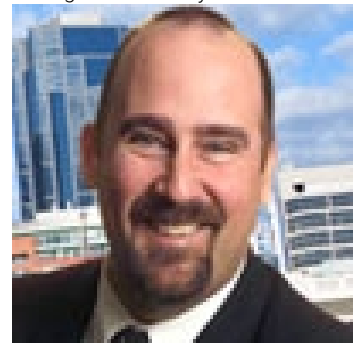
Primary Bedroom 11.42 Ft x 11.67 Ft

Dining room 5.67 Ft x 11.42 Ft

Kitchen 11.25 Ft x 7.50 Ft

Living room 14.42 Ft x 11.42 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

**RE/MAX Realty Professionals**

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