

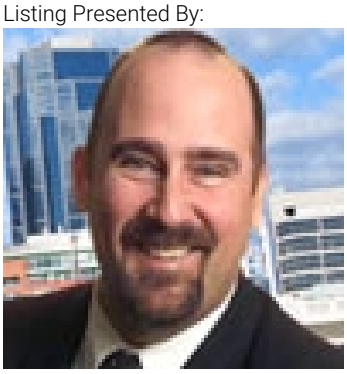
808 Royal Avenue Calgary Alberta

$199,900

INCREDIBLE VALUE IN LOWER MOUNT ROYAL -- INNER CITY LIVING UNDER $200,000!An exceptional opportunity to own in one of Calgary's most desirable inner city neighbourhoods at an affordable price! Whether you're a first time buyer, investor, or looking for a convenient urban lifestyle, this beautifully updated 1-bedroom + den condo offers an impressive combination of location, functionality, and value.Offering nearly 600 sq. ft. of thoughtfully designed living space, this bright, open concept home features stylish laminate flooring, quartz countertops, ample cabinetry, and a spacious living area that opens onto a large private balcony, the perfect spot to enjoy your morning coffee or unwind at the end of the day.The generously sized bedroom offers excellent closet space, while the versatile den provides the flexibility for a home office, reading nook, or additional storage. In suite laundry, a dedicated parking stall, and a secure storage locker add everyday convenience.LOCATION IS EVERYTHING! Just steps from the vibrant restaurants, cafes, boutique shops, and entertainment along 17th Avenue, you'll enjoy the best of Calgary's inner-city lifestyle while being tucked away in the quiet, established community of Lower Mount Royal.With its desirable location, updated interior, functional layout, and attractive price point, this property presents an outstanding opportunity to enter the market or add to your investment portfolio.Affordable inner city ownership in a location that never goes out of style. Book your private showing today! (id:6769)

4pc Bathroom 5.00 Ft x 7.00 Ft
Bedroom 14.00 Ft x 16.17 Ft
Other 7.00 Ft x 14.00 Ft
Living room 13.83 Ft x 14.08 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

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