



## 836 Royal Avenue Calgary Alberta

\$429,900

Welcome to Uno in Lower Mount Royal! Located in the heart of one of Calgary's most sought-after neighborhoods, this beautifully appointed 2-bedroom, 2-bathroom condo offers over 930sq ft of modern living space. Situated just steps from 17th Ave, you'll enjoy the vibrant lifestyle with easy access to great shopping, and Calgary's best restaurants and bars. This 2nd-floor unit overlooks a peaceful courtyard and features high-end finishes such as quartz countertops and stainless-steel appliances. The large, covered patio with a BBQ hookup is perfect for entertaining or relaxing. Additional highlights include underground heated parking, a storage locker, bike storage, visitor parking, and a pet-friendly policy. This is a rare opportunity to live in style and comfort in Lower Mount Royal--don't miss out! (id:6769)

Other 6.92 Ft x 4.83 Ft

3pc Bathroom 4.92 Ft x 7.83 Ft

Other 12.00 Ft x 9.42 Ft

Laundry room 4.17 Ft x 8.58 Ft

Dining room 12.08 Ft x 14.75 Ft

Living room 10.58 Ft x 13.67 Ft

Bedroom 9.17 Ft x 13.00 Ft

Other 6.00 Ft x 13.58 Ft

Primary Bedroom 9.50 Ft x 13.33 Ft

Other 4.67 Ft x 7.92 Ft

5pc Bathroom 8.75 Ft x 7.67 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

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

**RE/MAX Realty Professionals**

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

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)