



## 836 Royal Avenue Calgary Alberta

\$474,900

This stunning open-concept 2-bedroom, 2-bathroom Lower Mount Royal condo offers spacious rooms, ample built-in storage, and a serene balcony overlooking the courtyard. Ideally located near 17th Ave, Mission, and Mount Royal for easy city living and beautiful walks. Features include 9-foot ceilings, hardwood floors, oversized windows, quartz countertops, a luxurious 5-piece ensuite, and a primary suite with his-and-hers closets. Additional conveniences include titled parking, secure bike storage, and a storage locker. The kitchen is equipped with stainless steel appliances, a pantry, and a breakfast bar, along with a custom built-in wine cooler in the dining area. The bright living room provides balcony access, and the bedrooms are smartly positioned for privacy. (id:6769)

3pc Bathroom 7.92 Ft x 4.83 Ft

5pc Bathroom 7.92 Ft x 8.83 Ft

Bedroom 8.58 Ft x 10.67 Ft

Dining room 10.67 Ft x 10.83 Ft

Foyer 4.83 Ft x 4.50 Ft

Kitchen 12.00 Ft x 7.42 Ft

Laundry room 4.17 Ft x 8.33 Ft

Living room 16.75 Ft x 16.33 Ft

Primary Bedroom 9.42 Ft x 18.00 Ft

Listing Presented By:



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