



## 836 Royal Avenue Calgary Alberta

\$459,900

Modern, Stylish Suite in Prime Location with City & Courtyard Views! Just steps from 17th Ave shopping, dining and entertainment district you will find this incredible 3rd floor, 2-bedroom, 2-bathroom condo. Uniquely situated within the quiet corner of the "UNO" block. One of the most sought-after low-rise, boutique buildings in the heart of Lower Mount Royal. Suites like this rarely become available! This bright & open plan has great square footage with oversized windows & lots of natural light. An exceptional value for downtown living. This suite showcases an impressive standard of finishes & detailing in keeping with the character of this Mount Royal neighborhood. The interiors are sophisticated & chic offering wide engineered hardwood floor, quartz countertops with under-mounted sinks, oversized tiles in bathrooms, laundry area along with custom fit window coverings throughout. This suite has spacious entertaining & living area along with a patio to enjoy stunning city and exterior courtyard views. The open Kitchen features flat panel white & wood cabinetry, jewel like pendant fixtures above the island/eating bar with plenty of storage. Stainless steel appliances & wine fridge conveniently located for entertaining plus an adjacent in-suite laundry area. Built-in millwork found in many areas throughout kitchen, dining, bedroom closets and bathrooms. The primary bedroom has an addition of a modern ceiling fan and a walk-through linear built in his/her closet leading to the 4pc ensuite with double sinks & a large, tiled shower displaying the sleek integrated fixture selections. While the second bedroom has the flexibility to be a guest suite, office, or bedroom. The 2nd full bathroom adjacent offers tub/shower combination with additional wall mounted storage. This well-maintained building boasts a common area that is tastefully detailed with a heated underground ...

Other 4.08 Ft x 3.17 Ft

Laundry room 3.42 Ft x 5.00 Ft

Kitchen 9.17 Ft x 10.17 Ft

Living room 18.00 Ft x 12.33 Ft

Dining room 6.92 Ft x 9.08 Ft

Other 11.50 Ft x 6.17 Ft

Bedroom 9.25 Ft x 9.42 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Primary Bedroom 9.58 Ft x 12.75 Ft

Other 9.58 Ft x 5.58 Ft

4pc Bathroom 5.33 Ft x 8.50 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty

**RE/MAX Realty Professionals**

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

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