

# \$300,000 - 301, 836 Royal Avenue Sw, Calgary

MLS® #A2203826

**\$300,000**

1 Bedroom, 1.00 Bathroom, 706 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

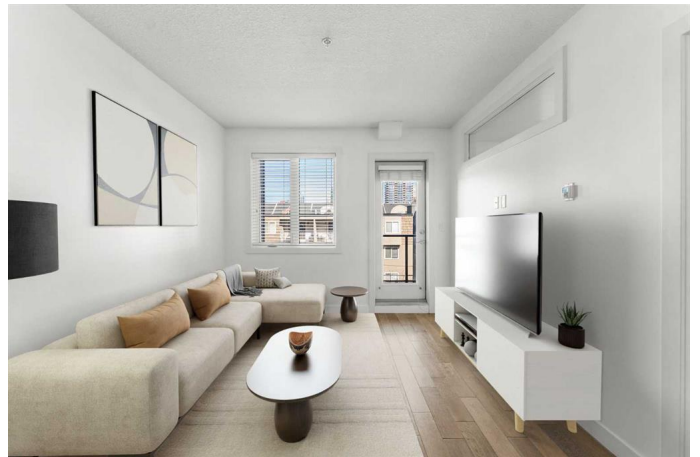
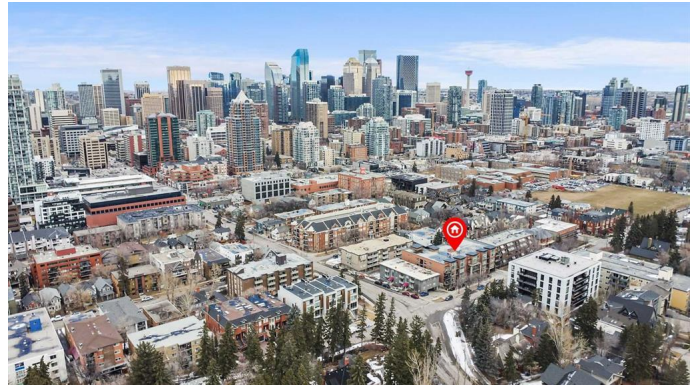
Welcome to a hidden gem at the UNO building in the amenity rich community of Lower Mount Royal! An immaculately maintained, open-concept condominium that encompasses true pride of ownership! #301 - 836 Royal Avenue SW vaunts a commodious 705 Square Feet with in-suite laundry (Washer/Dryer 2024), secured storage locker plus additional in-suite storage room, and TITLED UNDERGROUND PARKING. Hardwood flooring merges the kitchen, spacious dining/office space, bedroom, and living room with a covered balcony showcasing city skyline views! The kitchen features stainless steel appliances with an extra beverage cooler, quartz countertops with under mounted sinks, and flat panel wood cabinetry. The 4-piece ensuite is comprised of ceramic tile flooring, quartz countertops, and a tiled tub/shower combo. Enjoy prominent shopping, dining, night life, and all other amenities only steps away from Calgary's well known retail and entertainment district of 17th Ave. Also a fantastic investment opportunity for those looking to rent a superbly located condo in a well maintained building. Experience this impressive residence for yourself. Schedule a showing with your favorite Realtor® today!

Built in 2013

## Essential Information

MLS® #

A2203826



|                |                   |
|----------------|-------------------|
| Price          | \$300,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 706               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 301, 836 Royal Avenue Sw |
| Subdivision | Lower Mount Royal        |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2T0L3                   |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Utilities      | Natural Gas Paid, Water Paid For                                    |
| Parking Spaces | 1   |
| Parking        | Guest, Parkade, Titled, Underground                                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Storage   |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Window Coverings, Bar Fridge, Microwave Hood Fan, Washer/Dryer Stacked |
| Heating           | Natural Gas, In Floor  |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | BBQ gas line, Balcony     |
| Construction      | Stucco, Wood Frame, Stone |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 78               |
| Zoning         | M-C2             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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