

\$334,900 - 301, 836 Royal Avenue Sw, Calgary

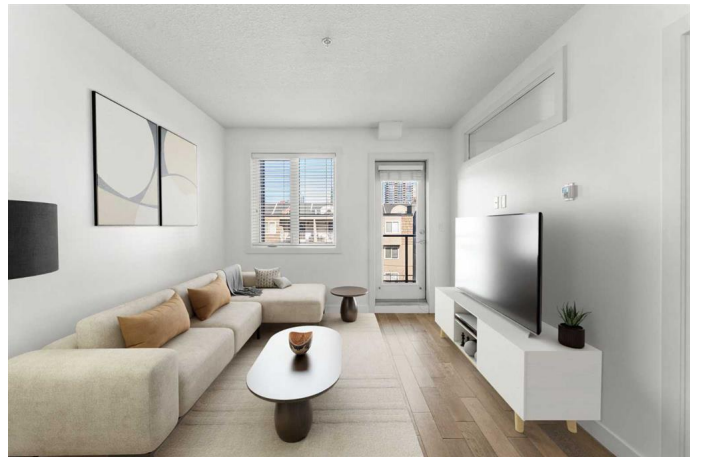
MLS® #A2203826

\$334,900

1 Bedroom, 1.00 Bathroom, 706 sqft
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

**** OPEN HOUSE SUNDAY, APRIL 6TH FROM 12-3PM **** 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	\$334,900
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, Visitor Parking, Storage, Trash
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	Bar Fridge, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
# of Stories	4

Exterior

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

Additional Information

Date Listed March 20th, 2025

Days on Market 15

Zoning M-C2

Listing Details

Listing Office eXp Realty

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