



**DJ Golden**  
**REAL ESTATE**

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**308, 836 Royal Avenue SW**  
**Calgary, Alberta**

**MLS # A2221586**



**\$485,000**

<b>Division:</b>	Lower Mount Royal		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	948 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 592
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to Uno located in the heart of Lower Mount Royal, the perfect location for a downtown lifestyle. This spacious and perfectly laid out unit, the largest in the building, boasts one of the best gourmet kitchens you will find anywhere with plenty of storage, counter space and built in wine fridge. An open concept living area perfect for entertaining separates the two large bedrooms. Each bedroom features a large walk through closet and private washroom - two master suites! Enjoy the summer sun on a private south facing balcony. Walk to work and the restaurants and shops on 17th avenue. In-Suite laundry and storage, titled parking, assigned double large storage, secured bike storage, and an incredible location make for a convenient and practical inner city home in the heart of this vibrant urban neighbourhood that "has it all".