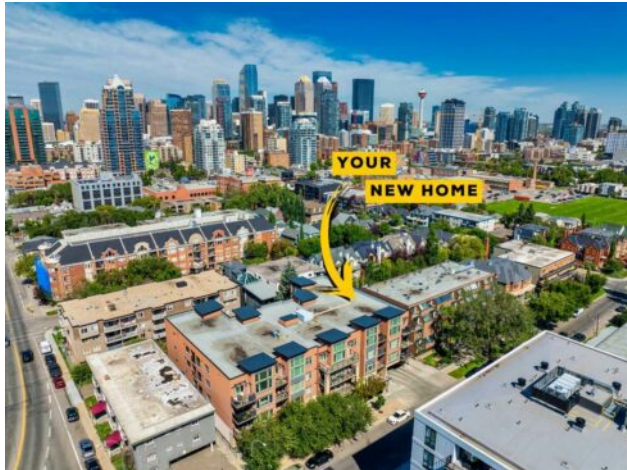


310, 836 Royal Avenue SW
Calgary, Alberta

MLS # A2250546



\$295,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	589 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 373
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, See Remarks		

Inclusions: NA

Looking for a stylish condo in the heart of Lower Mount Royal? This open-concept unit features heated hardwood floors, a modern kitchen with an eat-in bar and a wine fridge, and a dining area with custom built-ins - perfect for a coffee bar! The spacious bedroom with plenty of closet space connects to a Jack and Jill ensuite bath, with a convenient laundry closet. Comes with titled parking near the elevator, extra storage, and dedicated bike space—all in a pet-friendly building just steps from countless shops, restaurants, parks, and other amenities!