# \$349,900 - 408, 823 Royal Avenue Sw, Calgary

MLS® #A2201750

## \$349,900

2 Bedroom, 2.00 Bathroom, 942 sqft Residential on 0.00 Acres

Upper Mount Royal, Calgary, Alberta

Set in a peaceful, well-maintained concrete-structure building, this stunning condo offers the perfect blend of tranquility and urban convenience. Boasting an oversized south-facing balcony, you'll enjoy picturesque views of the common garden, a tree-lined street, and even glimpses of Mount Royal.

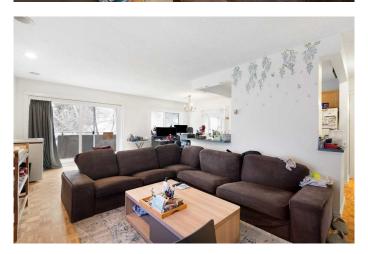
Inside, natural light pours in from vinyl windows on both the south and west sides, creating a bright and inviting atmosphere. The excellent floor plan features a spacious living area, an open-concept kitchen with beautiful maple cabinets, and a layout designed for both comfort and functionality.

The primary bedroom is generously sized, offering ample closet space and a newly renovated ensuite, creating a private retreat. The second bedroom is equally versatile, complete with a Murphy bed for added flexibility. This home also includes titled underground parking, insuite laundry, and a separate storage locker, providing both convenience and extra space. Located just steps from 17th Avenue & Mission, you'll have easy access to top dining, shopping, and nightlife, all while enjoying the peace and quiet of this serene retreat.

This is the perfect opportunity to experience the best of urban living with a touch of







tranquility. Don't miss outâ€"schedule your showing today!

#### Built in 1962

## **Essential Information**

MLS® # A2201750 Price \$349,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 942
Acres 0.00
Year Built 1962

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 408, 823 Royal Avenue Sw

Subdivision Upper Mount Royal

City Calgary
County Calgary
Province Alberta
Postal Code T2T 0L4

#### **Amenities**

Amenities Snow Removal

Parking Spaces 1

Parking Parkade, Underground

## Interior

Interior Features Ceiling Fan(s), Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer,

Window Coverings

Heating Baseboard

Cooling None

# of Stories 5

## **Exterior**

Exterior Features Balcony

Construction Brick

## **Additional Information**

Date Listed March 13th, 2025

Days on Market 23

Zoning M-C2

# **Listing Details**

Listing Office RE/MAX First

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