



\$ 299,900.00

## 201 824 ROYAL AVENUE SW CALGARY

<https://paulbrinton.com>

**\*Visit Multimedia Link for 360° VT & Floorplans!\***  
FULLY RENOVATED 2-bed condo in LOWER MOUNT ROYAL w/ INDOOR PARKING, in-suite laundry, & 2 balconies! Located on a quiet tree-lined street just 3 blocks off 17th Ave, this bright & spacious home offers quick access to an abundance of shops, eateries,...

- 2 beds
- 1 bath
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Low-Rise(1-4)

**MLS ® #:** A1163421

**Type:** Apartment

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

**Post Updated:** 2021-11-26 20:52:06

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 11/26/21

**Lot size:** 1 sq ft

**Year built:** 1980

**Parking:** Assigned, Heated Garage, Parkade, Underground

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** Elevator(s),Fitness Center,Guest Suite,Secured Parking,Storage

**Exterior Features:** None

**Cooling:** None

**Interior Features:** High Ceilings,Kitchen Island,Open Floorplan,Walk-In Closet(s)

**Roof Type:** Tar/Gravel

**Flooring:** Ceramic Tile,Laminate

**Community Features:** Park,Schools Nearby,Playground,Shopping Nearby

**District:** CAL Zone CC

**Inclusions:** N/A

**Lot Features:** Low Maintenance Landscape,See Remarks

**Heating Type:** Baseboard,Hot Water,Natural Gas

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** M-C2

**Laundry features:** In Unit

**Transaction Type:** For Sale



**List Price Square Foot:** \$ 309.48

**Photo Count:** 50

**Unit Exposure:** S

**Construction Materials:** Brick,Concrete

**Appliances:** Dishwasher,Dryer,Electric  
Stove,Microwave Hood  
Fan,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Lower Mount Royal

**Lot Size Acres:** 0.00

**Title Land:** Fee Simple

**Rooms Above Grade:** 5

**Unit Number:** 201

**Suite:** No

**Living Area SF:** 969.03

**Structure Type:** Low Rise (2-4 stories)

**Restrictions:** None Known,See Remarks

