



\$ 250,000.00

## 304 629 ROYAL AVENUE SW CALGARY

<https://paulbrinton.com>

Welcome to unit 304 692 Royal Ave SW - a remarkable apartment style condo in the heart of the desirable community of Upper Mount Royal and is walking distance from schools, shopping, transit and even 17th Ave. This unit has a Primary Bedroom, 2 bathrooms and was modified in the...

- 1 bed
- 2 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment, High-Rise (5+)

**MLS ® #:** A1156897

**Type:** Apartment

**Bedrooms:** 1

**Status:** Active

**Year built:** 1969

**Parking:** Parkade, Stall, Underground

**Post Updated:** 2021-11-22 20:03:15

**Bathrooms:** 2

**Bedrooms Above Grade:** 1

**Date added:** 10/27/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:**

Elevator(s),Laundry,Parking,Storage

**Exterior Features:** None

**Cooling:** None

**Interior Features:** Kitchen Island

**Heating Type:** Baseboard

**Flooring:** Cork

**Community Features:** Schools

Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**District:** CAL Zone CC

**Inclusions:** N/A

**Roof Type:** Tar/Gravel

## PROPERTY INFORMATION

**Levels:** Single Level Unit

**Zoning:** M-C2

**List Price Square Foot:** \$ 291.04

**Photo Count:** 25

**Unit Exposure:** W

**Laundry features:** Common Area

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 4

**Unit Number:** 304



**Construction Materials:** Brick,Concrete

**Suite:** No

**Foundation:** Poured Concrete

**Appliances:** None

**Living Area SF:** 893.00

**Subdivision Name:** Upper Mount Royal

**Structure Type:** High Rise (5+ stories)

**Restrictions:** Pet Restrictions or Board approval Required

