



\$ 749,900.00

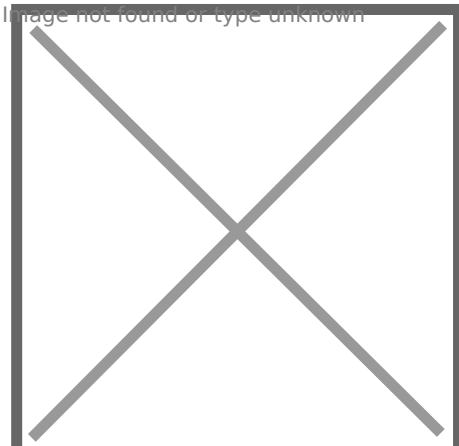
## 604 629 ROYAL AVENUE SW CALGARY

<https://paulbrinton.com>

Unbelievable that you could own a penthouse in Mount Royal with 2 parking stalls (1 heated interior & 1 exterior) and a huge outdoor patio that wraps around all three sides of the building with views North, South, East and West, all for under \$750,000! This gorgeous unit has over...

- 2 beds
- 3 baths
- Apartment
- Residential
- Active

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## BASIC FACTS

**Style:** Apartment, High-Rise (5+), Penthouse **Post Updated:** 2021-11-22 20:12:15

**MLS ® #:** A1157135

**Type:** Apartment

**Bedrooms:** 2

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

**Bathrooms:** 3

**Bedrooms Above Grade:** 2

**Date added:** 10/25/21

**Two Piece Bath:** 1

**Lot size:** 19601 sq ft

**Year built:** 1969

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

## PROPERTY FEATURES

**Total Parking:** 2

**Flooring:** Ceramic Tile,Hardwood

**Fireplace Features:** Living Room,Wood Burning

**Exterior Features:** None

**Cooling:** None

**Interior Features:** Built-in Features,Granite Counters,Pantry,Separate Entrance

**Roof Type:** Tar/Gravel

**Fireplace:** 1

**Association Amenities:** Elevator(s),Secured Parking,Storage

**Community Features:** Playground,Shopping Nearby

**District:** CAL Zone CC

**Inclusions:** NA

**Lot Features:** Landscaped,Views

**Heating Type:** Baseboard,Natural Gas

## PROPERTY INFORMATION



**Levels:** Single Level Unit

**Zoning:** M-C2

**List Price Square Foot:** \$ 335.83

**Photo Count:** 43

**Unit Exposure:** E,S,SE,SW,W

**Construction Materials:** Brick,Concrete

**Appliances:** Dishwasher,Dryer,Electric  
Cooktop,Garburator,Oven-Built-  
In,Refrigerator,Washer,Window Coverings

**Subdivision Name:** Upper Mount Royal

**Lot Size Acres:** 0.45

**Laundry features:** In Unit

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Unit Number:** 604

**Suite:** No

**Living Area SF:** 2233.00

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

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

