\$320,000 - 301, 836 Royal Avenue Sw, Calgary

MLS® #A2203826

\$320,000

1 Bedroom, 1.00 Bathroom, 706 sqft Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Welcome to a hidden gem at the UNO building in the amenity rich community of Lower Mount Royal! An immaculately maintained, open-concept condominium that encompasses true pride of ownership! #301 - 836 Royal Avenue SW vaunts a commodious 705 Square Feet with in-suite laundry (Washer/Dryer 2024), secured storage locker plus additional in-suite storage room, and TITLED UNDERGROUND PARKING, Hardwood flooring merges the kitchen, spacious dining/office space, bedroom, and living room with a covered balcony showcasing city skyline views! The kitchen features stainless steel appliances with an extra beverage cooler, quartz countertops with under mounted sinks, and flat panel wood cabinetry. The 4-piece ensuite is comprised of ceramic tile flooring, quartz countertops, and a tiled tub/shower combo. Enjoy prominent shopping, dining, night life, and all other amenities only steps away from Calgary's well known retail and entertainment district of 17th Ave. Also a fantastic investment opportunity for those looking to rent a superbly located condo in a well maintained building. Experience this impressive residence for yourself. Schedule a showing with your favorite Realtor® today!







Built in 2013

Essential Information

MLS® # A2203826

Price \$320,000

Bedrooms

Bathrooms 1.00

Full Baths 1

Square Footage 706

Acres 0.00

Year Built 2013

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 301, 836 Royal Avenue Sw

Subdivision Lower Mount Royal

City Calgary
County Calgary
Province Alberta
Postal Code T2T0L3

Amenities

Amenities Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking

Utilities Natural Gas Paid, Water Paid For

Parking Spaces 1

Parking Parkade, Titled, Underground, Guest

Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Storage

Appliances Bar Fridge, Dishwasher, Electric Range, Microwave Hood Fan,

Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating In Floor, Natural Gas

Cooling None

of Stories 4

Exterior

Exterior Features Balcony, BBQ gas line

Construction Stone, Stucco, Wood Frame

Additional Information

Date Listed March 20th, 2025

Days on Market 43

Zoning M-C2

Listing Details

Listing Office eXp Realty

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