

# \$334,900 - 301, 836 Royal Avenue Sw, Calgary

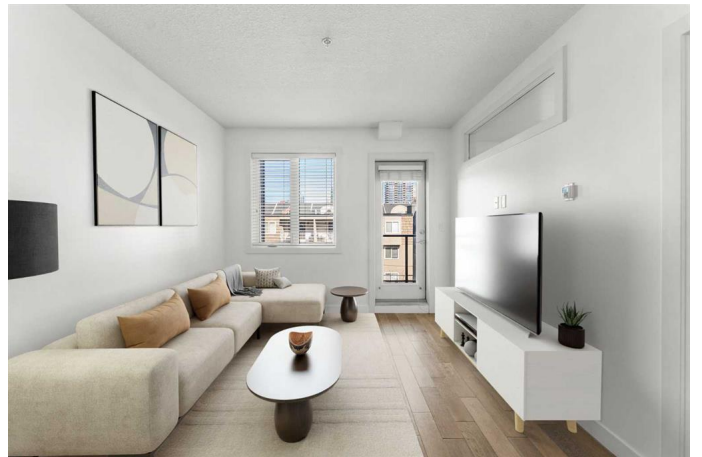
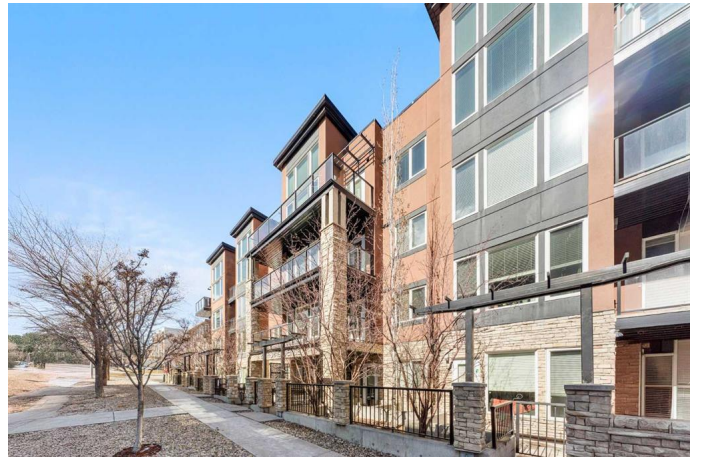
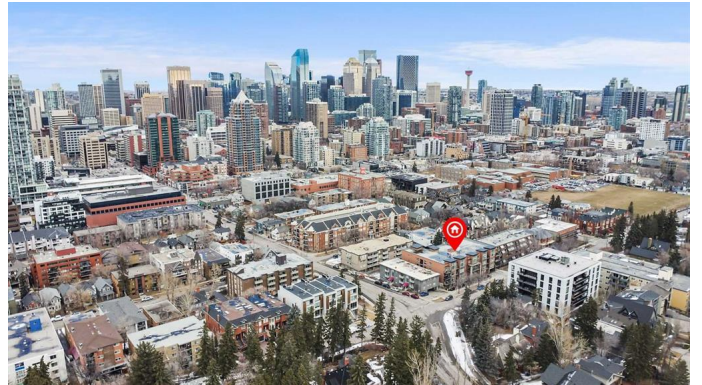
MLS® #A2203826

**\$334,900**

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

Lower Mount Royal, Calgary, Alberta

**\*\* OPEN HOUSE SUNDAY MARCH 30TH FROM 1-3PM \*\*** 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	\$334,900
Bedrooms	1
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	Guest, Parkade, Titled, Underground

### 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 11

Zoning M-C2

## **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.