

505, 823 Royal Avenue SW
Calgary, Alberta

MLS # A2165243



\$399,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	971 sq.ft.	Age:	1962 (62 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 759
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: Storage shelves, floating shelves

Welcome to this exceptional top-floor two-bedroom condo in the sought-after community of Upper Mount Royal. This bright and airy unit offers unobstructed city skyline views and is bathed in natural light, thanks to its east-facing exposure. Situated in a quiet, mostly owner-occupied concrete building, it provides a serene retreat in a vibrant area. Inside, you'll find numerous upgrades and luxurious finishes, including wide-plank hardwood floors, dark-toned cabinetry, and designer lighting. The open-concept Denca kitchen is a chef's dream, featuring flat panel cabinetry, quartz countertops, Jenn-Air stainless steel appliances, and under-cabinet lighting. It seamlessly connects to the spacious living and dining area, perfect for entertaining guests. Step out onto your private balcony to enjoy stunning downtown views. The primary bedroom boasts a walk-in closet with custom built-ins and convenient in-suite laundry. The second bedroom comfortably accommodates a queen bed. The elegant four-piece bathroom features a beautifully tiled bath/shower combo with a built-in caddy, sliding glass doors, and in-floor heating. This exceptional condo also includes new windows, newer patio doors, one underground titled parking stall, a separate storage unit, shared bike storage, and a charming outdoor courtyard. The neighborhood's mature trees add a touch of nature to your urban lifestyle, while the proximity to the river, pathways, transit, downtown, and a plethora of amenities ensures you are always close to the best that the city has to offer. This is a rare opportunity to own a home that combines modern luxury with a prime location. All that's missing is you!