

# \$349,900 - 408, 823 Royal Avenue Sw, Calgary

MLS® #A2201750

**\$349,900**

2 Bedroom, 2.00 Bathroom, 942 sqft  
Residential on 0.00 Acres

Upper Mount Royal, Calgary, Alberta

Set in a peaceful, well-maintained concrete-structure building, this stunning condo offers the perfect blend of tranquility and urban convenience. Boasting an oversized south-facing balcony, you'll enjoy picturesque views of the common garden, a tree-lined street, and even glimpses of Mount Royal.

Inside, natural light pours in from vinyl windows on both the south and west sides, creating a bright and inviting atmosphere. The excellent floor plan features a spacious living area, an open-concept kitchen with beautiful maple cabinets, and a layout designed for both comfort and functionality.

The primary bedroom is generously sized, offering ample closet space and a newly renovated ensuite, creating a private retreat. The second bedroom is equally versatile, complete with a Murphy bed for added flexibility. This home also includes titled underground parking, insuite laundry, and a separate storage locker, providing both convenience and extra space. Located just steps from 17th Avenue & Mission, you'll have easy access to top dining, shopping, and nightlife, all while enjoying the peace and quiet of this serene retreat.

This is the perfect opportunity to experience the best of urban living with a touch of



tranquility. Don't miss out—schedule your showing today!

Built in 1962

### Essential Information

MLS® #	A2201750
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	942
Acres	0.00
Year Built	1962
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	408, 823 Royal Avenue Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0L4

### Amenities

Amenities	Snow Removal
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	5

## Exterior

Exterior Features Balcony

Construction Brick

## Additional Information

Date Listed March 13th, 2025

Days on Market 21

Zoning M-C2

## Listing Details

Listing Office RE/MAX First

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