

# \$254,999 - 314, 808 Royal Avenue Sw, Calgary

MLS® #A2196574

## \$254,999

1 Bedroom, 1.00 Bathroom, 558 sqft  
Residential on 0.00 Acres

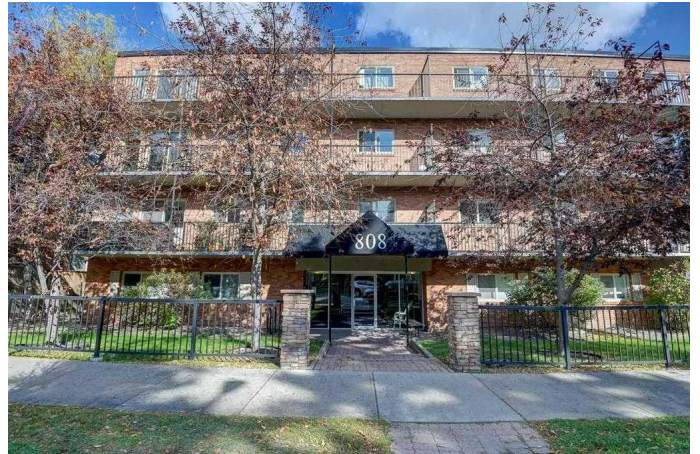
Lower Mount Royal, Calgary, Alberta

Bright, cozy, east facing one bedroom, one bathroom condo is sure to impress. The kitchen boasts beautiful counter tops, newer backsplash and big window for natural light. The nice sized primary bedroom is bright and offers a large closet. Along with the 4 piece bathroom there is in suite laundry and also an additional laundry room on the main level. There is also an addition storage locker on the main floor. Windows have been replaced and balconies replaced in 2019. There is an assigned parking stall (#34) behind the complex or you could just walk to work. This location is hard to beat as it is just steps from trendy 17th Ave and close to all the amazing restaurants and shops! You wont find a better maintained and managed complex! Book your showing today! Condo fees include heat, water, and sewer!

Built in 1964

## Essential Information

MLS® #	A2196574
Price	\$254,999
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	558
Acres	0.00
Year Built	1964



Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	314, 808 Royal Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2t0l3

### Amenities

Amenities	None
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Range Hood, Refrigerator, Electric Stove
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Brick

### Additional Information

Date Listed	February 25th, 2025
Days on Market	70
Zoning	M-C2

### Listing Details

Listing Office	CIR Realty
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