

# \$400,000 - 308, 823 Royal Avenue Sw, Calgary

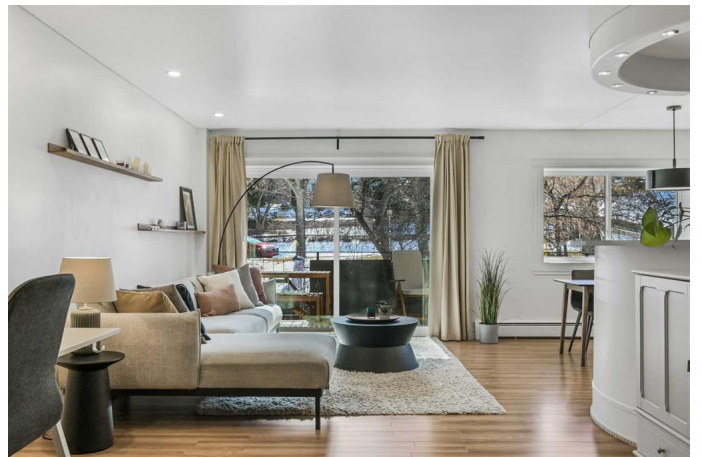
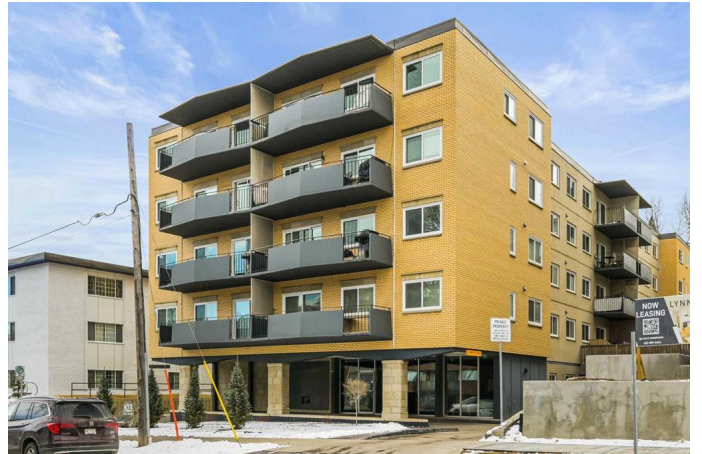
MLS® #A2198838

**\$400,000**

2 Bedroom, 2.00 Bathroom, 944 sqft  
Residential on 0.00 Acres

Upper Mount Royal, Calgary, Alberta

This beautifully updated condo offers an inviting open floor plan with a spacious living and dining area, enhanced by the south-facing windows that flood the space with natural light. The thoughtfully designed kitchen features stainless steel appliances, tons of cupboard space, a new microwave and a new backsplash. The living area is completed with a convenient study nook for added functionality. The primary bedroom is a private retreat with a fully renovated three-piece ensuite, while the second bedroom is perfect for guests or a home office. A four-piece main bathroom, also completely renovated with Riobel faucets, new vanities, a brand-new bathtub, shower, toilets, and all-new tiling, adds to the modern feel of the home. Convenience is key with in-suite laundry, featuring a brand-new washer and dryer. Set in a quiet, concrete-structure building, this condo boasts an oversized south-facing balcony overlooking the common garden and a peaceful street. Every detail has been meticulously updated, including fresh Benjamin Moore paint throughout, new dimmable light fixtures, new curtains in the living room, and blackout curtains in the bedrooms. Additional highlights include titled underground parking, and the perfect location-just moments from the vibrant energy of 17th Avenue and Mission, with easy access to top dining, shopping, and entertainment. Move-in ready, this stylish and serene home offers the best of urban living with a touch of



tranquility.

Built in 1962

### **Essential Information**

MLS® #	A2198838
Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	944
Acres	0.00
Year Built	1962
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	308, 823 Royal Avenue Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0L4

### **Amenities**

Amenities	Elevator(s), Parking, Picnic Area, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled, Underground

### **Interior**

Interior Features	Built-in Features, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	4

## Exterior

Exterior Features Balcony  
Construction Brick, Concrete

## Additional Information

Date Listed March 13th, 2025  
Days on Market 1  
Zoning M-C2

## Listing Details

Listing Office Real Broker

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