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**Century 21 Bamber Realty Ltd**  
**1612 17 Ave SW**  
**Calgary, AB**  
**T2T 0E3**

**#203 836 ROYAL AV SW, Lower Mount Royal, Calgary, Alberta, T2T 0L3, Ca**

**MLS®# C4165588**

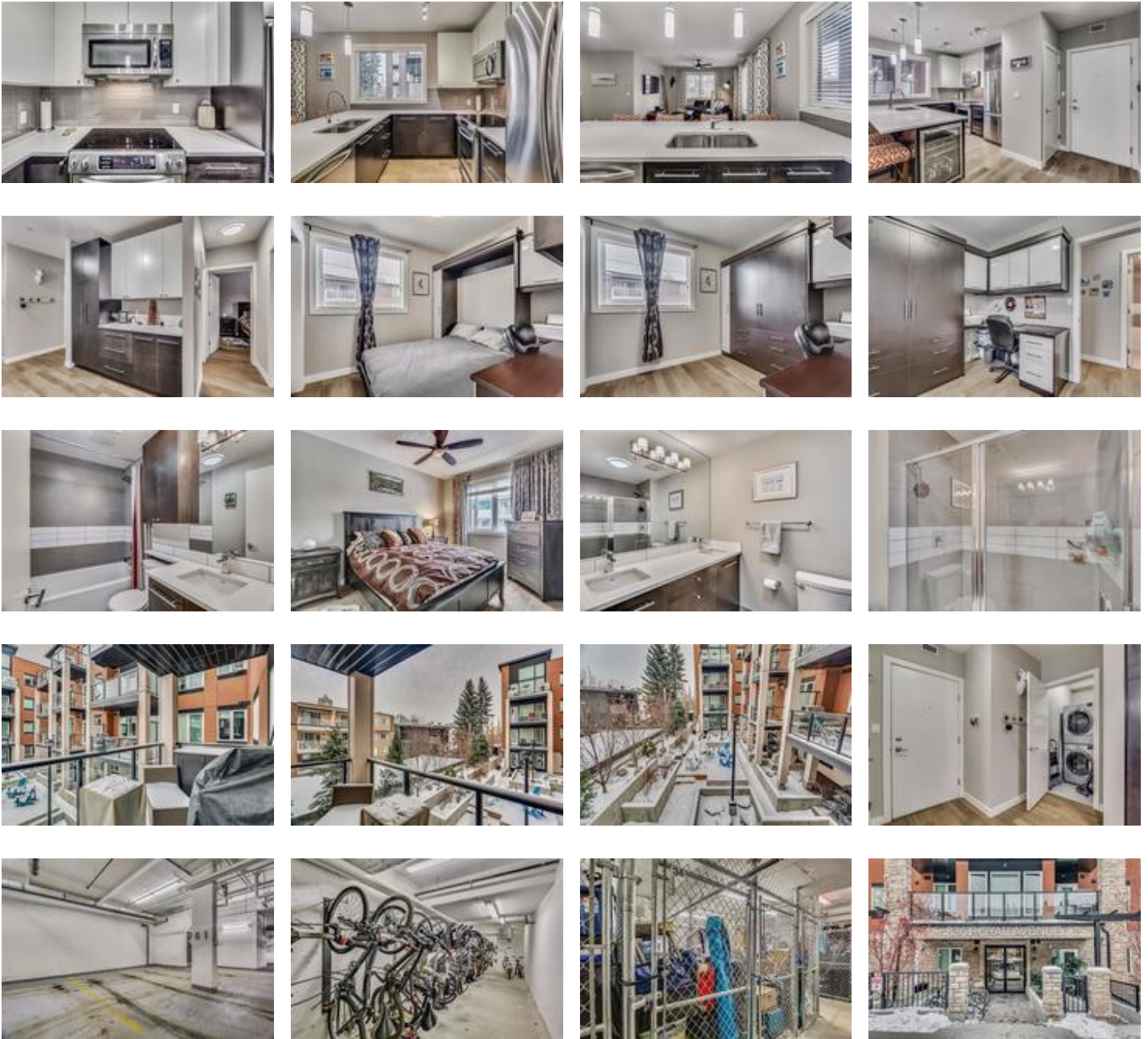


<b>Property Value</b>	\$439,999
<b>Type</b>	Condo
<b>Style</b>	Single Level Unit
<b>Parking</b>	Single Indoor, Heated, Underground
<b>Year Built</b>	2013
<b>Living Area</b>	890 sq.ft.
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2 full
<b>Maintenance Fee</b>	\$495.00

## Description

Fantastic Inner City Location at UNO on Royal Avenue! Just short of 900 sq ft this spacious and modern 2 bed/2 bath corner unit is perfect for all of your inner city needs. The Kitchen is complete with quartz countertops, top of the line appliances, tons of cabinetry and a wine/beverage fridge. The Master bedroom with includes an ensuite bath which features an oversized shower and his/hers sinks. The unit upgrades include custom California Closets in both bedrooms, as well as a murphy bed in 2nd bedroom, built in desk and closet organizers. This unit also overlooks the beautiful courtyard and has a large patio complete with gas BBQ line. This unit comes with one titled underground parking, separate storage locker and bike racks. Awesome location close to all the trendy shops and restaurants on 17th Avenue as well as 5 minute walk to new grocery store Urban Fare and Canadian Tire on 8th & 17th Ave (opening soon). This building is also pet friendly and just a few blocks away from an off leash park.





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