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

#210 836 Royal AV SW, Lower Mount Royal, Calgary, Alberta, T2T 0L3, Ca

MLS®# C4232125



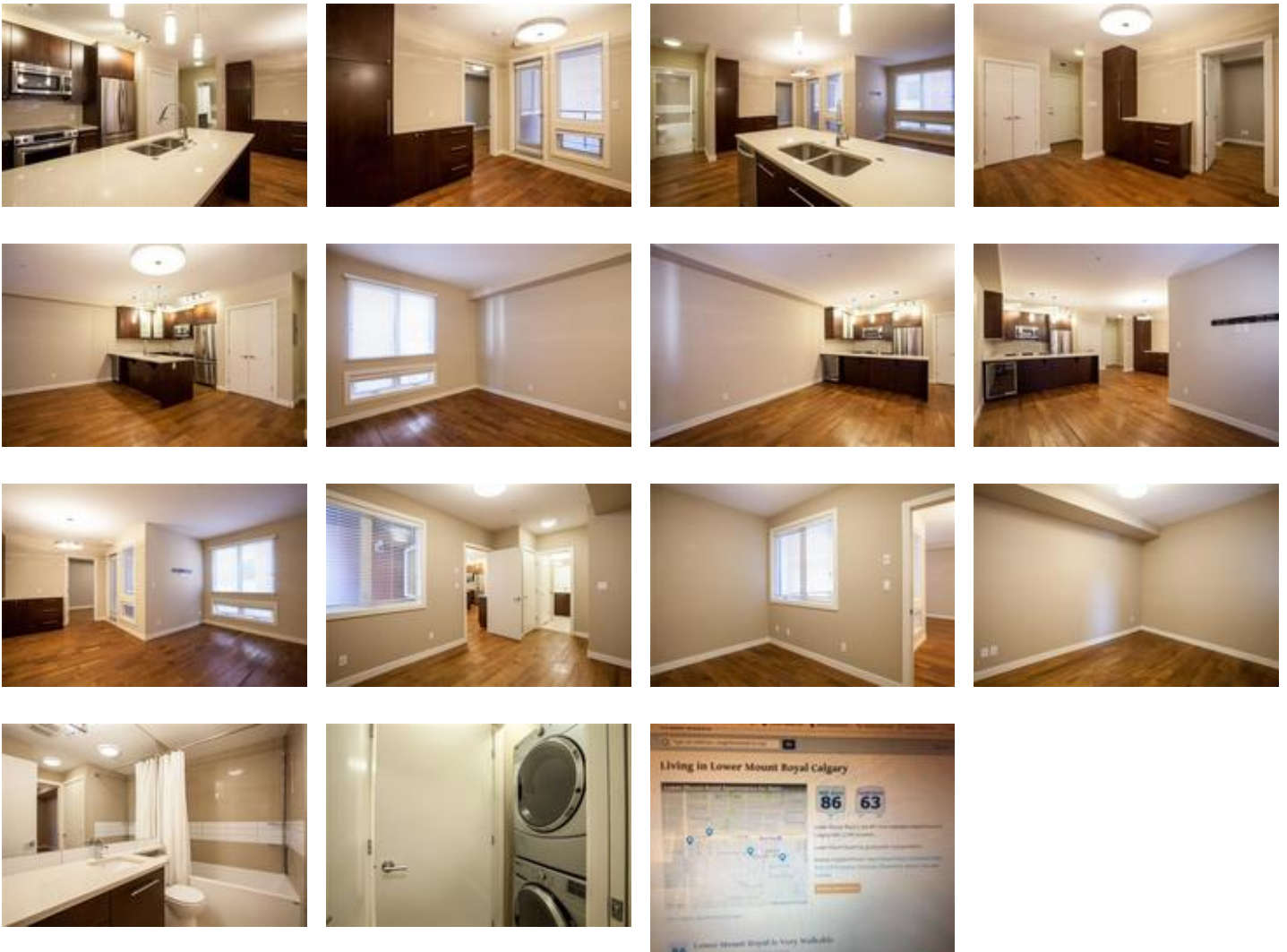
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Property Value	\$259,900
Type	Condo
Style	Single Level Unit
Parking	Single Indoor, Heated, Parkade, Underground
Year Built	2013
Living Area	588 sq.ft.
Bedroom	1
Bathroom	1 full
Maintenance Fee	\$325.00

## Description

This is the best priced unit in the building! Very Private unit, with great sunlight in the mornings. A lovely unit, very well laid out, and is looking for a perfect individual to be it's next owner. Lower Mount Royal has a Walk Score of 86. It is one of the best neighborhoods in the city. Walk to 17 Ave, the restaurants, and shops. This is a one bedroom unit with gorgeous wide plank flooring. Quartz counter tops. Full height, stunning maple cupboards, stainless steel appliances, + bar fridge. Breakfast bar, room for a table. Additional cupboards in D/R, either a pantry, or space for an office. Cozy living room, can you visualize a sectional in this area? Master bedroom fits Queen size bed. 2 closets. Washer & dryer, next to bathroom. A balcony for your BBQ, w a gas line.





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