

# \$295,000 - 310, 836 Royal Avenue Sw, Calgary

MLS® #A2250546

**\$295,000**

1 Bedroom, 1.00 Bathroom, 589 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

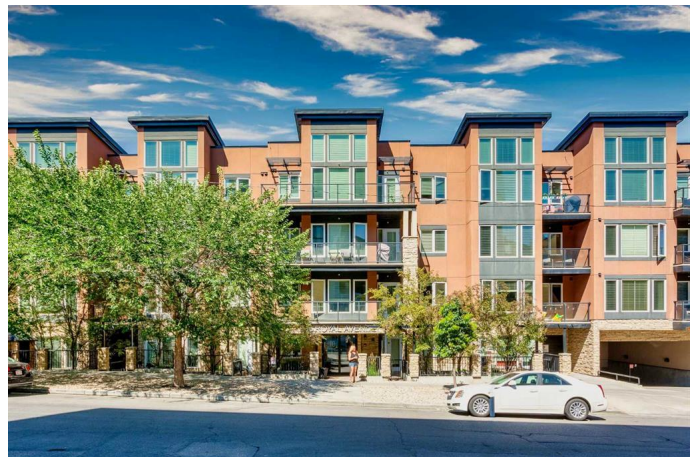
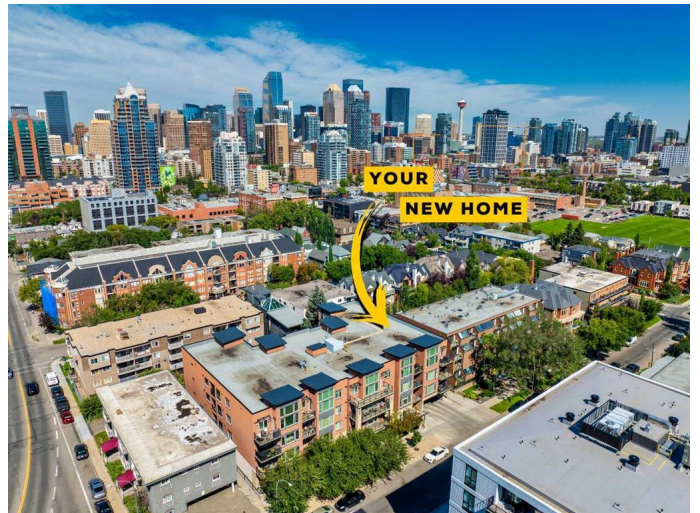
Looking for a stylish condo in the heart of Lower Mount Royal? This open-concept unit features heated hardwood floors, a modern kitchen with an eat-in bar and a wine fridge, and a dining area with custom built-ins - perfect for a coffee bar! The spacious bedroom with plenty of closet space connects to a Jack and Jill ensuite bath, with a convenient laundry closet. Comes with titled parking near the elevator, extra storage, and dedicated bike space—all in a pet-friendly building just steps from countless shops, restaurants, parks, and other amenities!

Built in 2013

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250546          |
| Price          | \$295,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 589               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information



|             |                          |
|-------------|--------------------------|
| Address     | 310, 836 Royal Avenue Sw |
| Subdivision | Lower Mount Royal        |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2T 0L3                  |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Snow Removal |
| Parking Spaces | 1                                          |
| Parking        | Stall, Titled, Underground                 |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, See Remarks, Ceiling Fan(s)                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Wine Refrigerator |
| Heating           | In Floor                                                                                      |
| Cooling           | None                                                                                          |
| # of Stories      | 4                                                                                             |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Stone, Stucco, Wood Frame |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 16                |
| Zoning         | M-C2              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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