



GRASSROOTS
REALTY GROUP

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314, 808 Royal Avenue SW
Calgary, Alberta

MLS # A2325388



\$214,999

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	498 sq.ft.	Age:	1964 (62 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 425
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan, Storage		

Inclusions: N/A

Incredible location in Lower Mount Royal on tree lined street steps away from Uptown 17th Avenue and all it's amenities. This is a rare low rise CONCRETE building with an ELEVATOR. This 1 bedroom CORNER unit has DOWNTOWN views from the spacious balcony. Other features include laminate flooring, granite counters, subway tile back splash, spacious bedroom and an updated 4 pc bathroom. Not all units in the building have in-suite laundry but this one does! One assigned parking stall (#34). One assigned storage locker (#6) located on the main floor. This well maintained building has updated common areas and is surrounded by beautiful homes in the area.