

603, 629 Royal Avenue SW
Calgary, Alberta

MLS # A2200617



\$299,000

Division:	Upper Mount Royal		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	703 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Ceramic Tile, Hardwood

Roof: -

Basement: -

Exterior: Brick, Concrete

Foundation: -

Features: Ceiling Fan(s), See Remarks

Water: -

Sewer: -

Condo Fee: \$ 601

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: Hood Fan

This charming over 700 sq ft one bedroom one bathroom condo with West facing deck overlooking green space and with a city view is excellent value. Hardwood flooring is found throughout the condo with all new windows and patio door (2016) a large renovated kitchen with new appliances (2016), dining area, large open living room and cozy wood burning fireplace. The large renovated bathroom is down the hall located adjacent to the huge bedroom with walk in closet, city views, and black out blinds. Unobstructed views allow for an abundance of natural sunlight throughout the day. Located on the top floor with only 3 other units on this floor, there is a large shared laundry for only this unit and one other unit on the floor. This very well run low rise concrete building is exceptionally well maintained with a new roof, new furnace and new elevator (last 5 years). Plans are underway to renovate the common areas and hallway with new carpet, new paint, and a brand new gym. With heated underground secure parking a huge storage locker, and exception walkability, one block off trendy 17th Ave. with numerous shops and restaurants, a few blocks to all the amenities on 4th street, and easy walkability to the downtown core, this property is not to be missed!