

4, 930 Royal Avenue SW
Calgary, Alberta

MLS # A2297212



\$199,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	706 sq.ft.	Age:	1976 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Stucco, Wood Frame

Foundation: -

Features: No Smoking Home, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 622

LLD: -

Zoning: MC-2

Utilities: -

Inclusions: Kitchen cart, Tv Mount, Bathroom Shelf (over toilet)

This is the opportunity you've been waiting for. Offering 706 sq ft of well designed living space, this desirable one bedroom residence is ideally situated in one of the best locations in Lower Mount Royal, set along a fully tree lined, quiet street that offers both charm and privacy. The functional layout is highlighted by a cozy wood burning fireplace with gas lighter, stainless steel appliances, and convenient in-suite laundry. A south facing balcony fills the home with natural light, creating a warm and inviting living space. The property features windows, patio door, and bathroom updates completed in 2015, providing a solid base for future improvements. An excellent opportunity for buyers looking to add value and personalize in a highly sought after inner city location. Just steps from the energy of 17th Avenue, enjoy immediate access to Calgary's top restaurants, cafes, and amenities, while still benefiting from a peaceful residential setting. This professionally managed building on Royal Ave is also within walking distance to downtown. Ideal for investors or inner-city professionals, with covered parking (stall #7) and immediate possession available.