

# \$475,000 - 405, 824 Royal Avenue Sw, Calgary

MLS® #A2247117

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,368 sqft

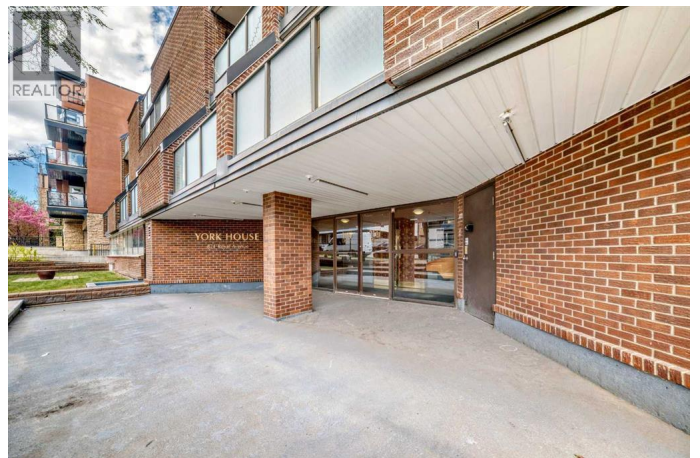
Single Family on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Open House 2025-09-20 1-3pm. Welcome to this exceptional 2-bedroom, 2-bathroom penthouse which offers almost 1,400 sq ft of stylish and functional living space in Calgary's sought-after Lower Mount Royal neighborhood. This end unit has spacious multi levels within an open-concept layout and is ideal for both entertaining and everyday living. Main level features a bright and expansive living area, a well-appointed kitchen, and generous dining space. Second level has two large and sunny bedrooms, and a bright bonus/family living room all the way leading to a gorgeous private deck overlooking the skyline of downtown Calgary. This end unit penthouse is perfectly privacy and flexibility for families, professionals, or those seeking a spacious home office setup. Additional highlights include: In-suite laundry, secure building with elevator access, assigned underground parking stall, social room and fitness room in the building. This home combines convenience, comfort, and urban living. Prime walkable location near 17th Avenue, shops, restaurants, and transit. Perfectly positioned and just steps to Western Canada High School. Don't miss your chance to own a rare stylish penthouse in one of Calgary's most vibrant communities. Book your private showing today! (id:6289)

Built in 1980

## Essential Information



Listing #	A2247117
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	1,368
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Condominium/Strata
Style	Multi-level

### Community Information

Address	405, 824 Royal Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
Province	Alberta
Postal Code	T2T0L3

### Amenities

Amenities	Schools, Shopping, Exercise Centre, Other, Recreation Centre
Features	Other, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Covered, Garage, Heated Garage, Underground
# of Garages	1

### Interior

Appliances	Washer, Refrigerator, Window/Sleeve Air Conditioner, Dishwasher, Stove, Dryer, Hood Fan
Heating	Baseboard heaters
Cooling	Window air conditioner, Wall unit
Fireplace	Yes
# of Fireplaces	2
# of Stories	5

### Exterior

Exterior	Brick, Concrete
Construction	Poured concrete
Foundation	Poured Concrete

## Listing Details

Listing Office      Homecare Realty Ltd.



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