

# \$485,000 - 405, 824 Royal Avenue Sw, Calgary

MLS® #A2219695

## \$485,000

2 Bedroom, 2.00 Bathroom, 1,368 sqft

Residential on 0.00 Acres

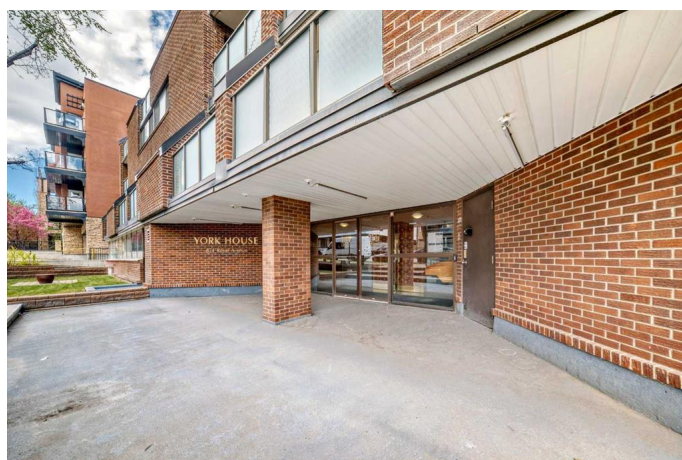
Lower Mount Royal, Calgary, Alberta

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!

Built in 1980

## Essential Information



MLS® #	A2219695
Price	\$485,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,368
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### **Community Information**

Address	405, 824 Royal Avenue Sw
Subdivision	Lower Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 0L3

### **Amenities**

Amenities	Elevator(s), Fitness Center, Other, Recreation Room
Parking Spaces	1
Parking	Covered, Underground, Gated, Heated Garage

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer
Heating	Baseboard
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
# of Stories	5

### **Exterior**

Exterior Features	Balcony, Other
Roof	Membrane
Construction	Brick, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	6
Zoning	M-C2

### **Listing Details**

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.