

**306, 836 Royal Avenue SW
Calgary, Alberta**

MLS # A2294212



\$450,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	934 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Track Lighting, Vinyl Windows

Inclusions: Microwave Hood Fan, AC Unit

Welcome to refined inner-city living at UNO Condos, ideally positioned in the heart of Lower Mount Royal, one of Calgary's most established and sought-after neighborhoods. Here, the charm of tree-lined streets and stately homes blends seamlessly with the vibrancy of urban life, just moments from the energy of 17th Avenue SW and the boutique appeal of 4th Street SW in Mission, this location offers both lifestyle and convenience in equal measure. This beautifully curated south-facing residence presents a thoughtful balance of comfort and sophistication, offering one of the largest unit layouts available within this complex. Recently refreshed with a modern palette of paint, the home is elevated by quartz countertops, engineered hardwood flooring, ceramic tile, and a sleek suite of stainless-steel appliances complemented by a wine fridge, built-in workspace, and in-suite laundry. The covered south-facing balcony invites year-round enjoyment, complete with a gas line and intimate balcony seating. In-floor heating ensures warmth through Calgary's winters, while the addition of air conditioning provides welcome relief in the summer months. UNO is a well-managed, boutique building supported by a proactive and engaged board, with condo fees kept at a reasonable level and backed by a strong, 2025 Reserve Fund Study. Residents also enjoy access to a serene, shared courtyard deck and garden; an unexpected retreat tucked quietly behind the property. Inside, this home is both inviting and functional, ideal for relaxing or entertaining. The spacious primary suite comfortably accommodates a king-sized bed and features a walk-through closet leading to a luxurious five-piece ensuite with dual vanities, a soaker tub, and an upgraded glass shower. Thoughtfully separated for privacy, the second bedroom or optional den, includes its own

walk-through closet and direct access to a stylish three-piece cheater ensuite. An oversized tiled underground parking stall, secure assigned storage locker, bike room, and an exceptional Royal Avenue SW address. A home that effortlessly combines comfort, style, and location; this is Lower Mount Royal living at its finest.