

**405, 824 Royal Avenue SW
Calgary, Alberta**

MLS # A2294649



\$399,000

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,368 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Covered, Gated, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Concrete, Tile, Wood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 1,063
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

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!