

# \$285,000 - 603, 629 Royal Avenue Sw, Calgary

MLS® #A2200617

## \$285,000

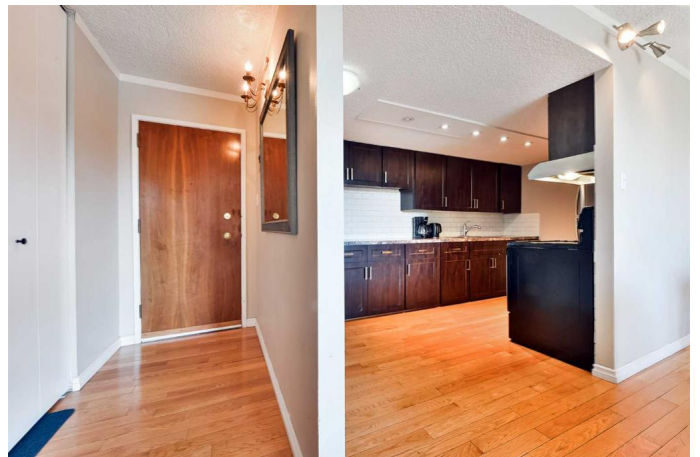
1 Bedroom, 1.00 Bathroom, 703 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

This charming over 700 sq ft one bedroom one bathroom condo with West facing deck overlooking green space and with a city view is excellent value. Hardwood flooring is found throughout the condo with all new windows and patio door (2016) a large renovated kitchen with new appliances (2016), dining area, large open living room and cozy wood burning fireplace. The large renovated bathroom is down the hall located adjacent to the huge bedroom with walk in closet, city views, and black out blinds. Unobstructed views allow for an abundance of natural sunlight throughout the day. Located on the top floor with only 3 other units on this floor, there is a large shared laundry for only this unit and one other unit on the floor. This very well run low rise concrete building is exceptionally well maintained with a new roof, new furnace and new elevator (last 5 years). Plans are underway to renovate the common areas and hallway with new carpet, new paint, and a brand new gym. With heated underground secure parking a huge storage locker, and exception walkability, one block off trendy 17th Ave. with numerous shops and restaurants, a few blocks to all the amenities on 4th street, and easy walkability to the downtown core, this property is not to be missed!

Built in 1969

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2200617    |
| Price          | \$285,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 703         |
| Acres          | 0.00        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 603, 629 Royal Avenue Sw |
| Subdivision | Lower Mount Royal        |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2S 0G2                  |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Parking, Secured Parking, Snow Removal, Laundry |
| Parking Spaces | 1  |
| Parking        | Heated Garage, Stall   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), See Remarks              |
| Appliances        | Dishwasher, Electric Stove, Refrigerator |
| Heating           | Baseboard                                |
| Cooling           | None                                     |
| Fireplace         | Yes                                      |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning                             |
| # of Stories      | 6  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

## **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 25               |
| Zoning         | M-C2             |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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