

# \$495,000 - 405, 824 Royal Avenue Sw, Calgary

MLS® #A2247117

**\$495,000**

2 Bedroom, 2.00 Bathroom, 1,368 sqft

Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

Open House 2025-05-30 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!

Built in 1980



## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2247117         |
| Price          | \$495,000        |
| 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, Heated Garage, Underground, Gated          |

## 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    | August 8th, 2025 |
| Days on Market | 5                |
| Zoning         | M-C2             |

### **Listing Details**

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

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