

10, 930 Royal Avenue SW
Calgary, Alberta

MLS # A2176221



\$189,900

Division:	Lower Mount Royal		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	644 sq.ft.	Age:	1967 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Attached Carport		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 556
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Separate Entrance, Walk-In Closet(s)		

Inclusions: none

A Rare Gem in the Heart of the City! This unique condo offers all the benefits of a private residence with the convenience of a condo lifestyle. Skip the stairs and elevator—your covered parking spot is just steps away from your front door, ensuring complete privacy with no neighboring foot traffic. This property has been thoughtfully updated with modern finishes, including smooth ceilings with soundproof insulation, fresh paint, and elegant crown moldings. You will appreciate in suite laundry and the newer flooring and mosaic tile backsplash that add a stylish touch. With plenty of clever storage options and an oversized walk-in closet, organization is effortless. Additional storage is available in the locker next to your parking stall. A special bonus is sliding glass doors to a spacious patio yours to enjoy in the summer. Located just minutes from the vibrant shops, bars, and restaurants on 17th Ave (Red Mile) and 4th Street, this condo offers easy access to downtown for work or play. You'll love the nearby parks, schools, and scenic pathways along the Elbow River, as well as the MNP Community & Sports Center. Whether you're a first-time homebuyer or an investor looking for a fantastic rental opportunity, this is one not to miss!