$292,000 - 407, 823 Royal Avenue Sw, Calgary

MLS® #A2237756

$292,000
1 Bedroom, 1.00 Bathroom, 727 sqft
Residential on 0.00 Acres

Upper Mount Royal, Calgary, Alberta

PLEASE ENJOY VIDEO. Urban Elegance in Upper Mount Royal | Concrete Building | Downtown Views | Titled Covered Parking | Pets Welcome! ?Welcome to The Hardwood Estates on Royal Ave, where timeless sophistication meets modern convenience in one of Calgaryâ€™s most prestigious neighbourhoods. This bright and airy one-bedroom condo offers 724 square feet of stylish living space, nestled in the sought-after community of Upper Mount Royalâ€”just steps from the vibrant energy of 17th Avenue, yet tucked away in a quiet, concrete-constructed building for true peace and privacy. Step inside to discover a freshly painted interior, brand-new, never-used Samsung stainless steel appliances, and newer luxury vinyl plank flooring throughout that enhances the light-filled, east-facing space. The open-concept layout features a spacious living room, a dedicated dining area, and a tastefully appointed kitchen with ample cupboard spaceâ€”perfect for entertaining or relaxing at home. The generously sized primary bedroom offers ample closet space and tranquil comfort, while in-suite laundry, a private balcony with stunning downtown views, and a large designated storage locker add everyday convenience. Enjoy peace of mind with recent building upgrades, including newer windows and patio doors for enhanced energy efficiency. This condo also includes a TITLED, covered parking stall, secure bike storage, and access to a secluded, tree-lined courtyardâ€”a

rare retreat in the heart of the city.
Additional highlights: PET-FRIENDLY building, TWO elevators. Condo fees include heat, water, and sewer. Plenty of free 2-hour street parking for guests in front and behind the building. Ideally located within walking distance to the trendy shops, restaurants, and cafes of 17th Ave and 4th Street, with easy access to downtown, public transit, and the Elbow River pathways, this home offers the perfect blend of luxury, location, and lifestyle. ?? Donâ€™t miss this opportunity to own a beautifully updated home in a well-maintained building surrounded by heritage charm, mature trees, and upscale urban amenities. Immediate possession available. Schedule your private showing today and make Upper Mount Royal your new home!

Built in 1962

Essential Information

MLS® #	A2237756
Price	$292,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	727
Acres	0.00
Year Built	1962
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	407, 823 Royal Avenue Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2T 0L4

Amenities

Amenities	Elevator(s), Park, Picnic Area, Storage
Utilities	Electricity Not Paid For, Heating Paid For, Water Paid For
Parking Spaces	1
Parking	Covered, Garage Faces Side, Titled, Attached Carport, Drive Through, Plug-In
# of Garages	1

Interior

Interior Features	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Electric
Cooling	None
# of Stories	5

Exterior

Exterior Features	Balcony, Courtyard, Garden, Storage
Roof	Flat
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	10
Zoning	M-C2

Listing Details

Listing Office	CIR Realty

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