Welcome Home to

309-823 Royal Ave SW



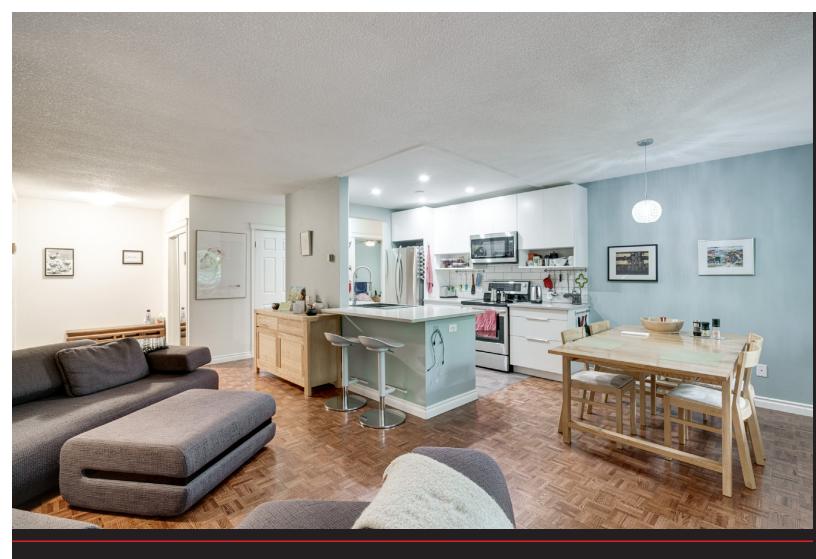


Chris Zaharko
Associate

ROYAL LEPAGE
Bench mark
ROGERIONITY OWNED AND OPERATED BROKER

Phone: 403-874-0424

www.zaharko.com - chris@zaharko.com



Perfect for young professionals, this 2 bed, 2 bath unit located in Lower Mount Royal is steps to lively 17th Ave! This nice sized corner unit offers a huge covered south facing balcony overlooking the private courtyard. Bright and open, the updated kitchen overlooking the main living area features quartz counter tops, stainless steel appliances and subway tile back splash. The master bedroom offers a 3 pc en-suite and large south facing window. A second bedroom and 4 pc bath with jetted tub complete this home. Enjoy in-suite laundry, titled parking and separate downstairs storage locker. Close to all amenities, transit and minutes to downtown.











Style: Single Level Unit

Type: Low Rise Apartment

Total SqFt: 935 \$1,886 Taxes (2019):

Condo Fees: \$550/Monthly

2 Beds: 2 Baths:

Stall, Indoor, Parkade, Titled, Secured Parking:

Ceiling Fan(s), Stone Counters, Storage Features:

Living Room: 21`2" x 12`0" М 10`4" x 9`0" Kitchen: Μ Dining Room: 9'2" x 8'10" Μ Master Bed: 13`6" x 10`10" Μ Bed Room: 10`8" x 9`10" Μ

> 403-874-0424 www.zaharko.com chris@zaharko.com





















Chris Zaharko
Associate

Phone: 403-874-0424

www.zaharko.com - chris@zaharko.com

Top 1% Nationally