

Welcome Home to

309-823 Royal Ave SW



Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



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.





MLS: A1018633
Year Built: 1966
Style: Single Level Unit
Type: Low Rise Apartment
Total SqFt: 935
Taxes (2019): \$1,886
Condo Fees: \$550/Monthly
Beds: 2
Baths: 2
Parking: Stall, Indoor, Parkade, Titled, Secured

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

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

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





Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER



Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally