205 808 Royal Avenue SW

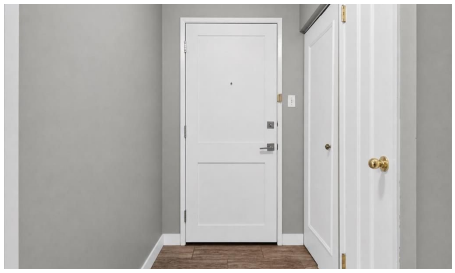
Calgary | Active | MLS® A2359179

$199,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1964**	**597.18 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

INCREDIBLE VALUE IN LOWER MOUNT ROYAL - INNER CITY LIVING UNDER $200,000!

An exceptional opportunity to own in one of Calgary’s most desirable inner city neighbourhoods at an affordable price! Whether you’re a first time buyer, investor, or looking for a convenient urban lifestyle, this beautifully updated 1-bedroom + den condo offers an impressive combination of location, functionality, and value.

Offering nearly 600 sq. ft. of thoughtfully designed living space, this bright, open concept home features stylish laminate flooring, quartz countertops, ample cabinetry, and a spacious living area that opens onto a large private balcony, the perfect spot to enjoy your morning coffee or unwind at the end of the day.

The generously sized bedroom offers excellent closet space, while the versatile den provides the flexibility for a home office, reading nook, or additional storage. In suite laundry, a dedicated parking stall, and a secure storage locker add everyday convenience.

LOCATION IS EVERYTHING! Just steps from the vibrant restaurants, cafés, boutique shops, and entertainment along 17th Avenue, you’ll enjoy the best of Calgary’s inner-city lifestyle while being tucked away in the quiet, established community of Lower Mount Royal.

With its desirable location, updated interior, functional layout, and attractive price point, this property presents an outstanding opportunity to enter the market or add to your investment portfolio.

Affordable inner city ownership in a location that never goes out of style. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359179
Bedrooms	1
Bathrooms	1
Year Built	1964
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	597.18 sq. ft.
Condo Fee:	$501.96
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	1964 (Age: 62)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9511624
Heating:	Baseboard, Natural Gas
New Constr.:	No

Construction Material:	Brick, Concrete
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Villa Royal
Community:	Lower Mount Royal
Amenities:	Elevator(s), Laundry, Parking, Storage
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 16'2" × 14' ·
Main Floor	Kitchen With Eating Area · 14' × 7' ·
Main Floor	Living Room · 14'1" × 13'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby

Interior Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Nov 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/205-808-royal-avenue-sw-calgary-a2359179/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.