314 808 Royal Avenue SW

Calgary | Active | MLS® A2355607

$205,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1964**	**498.23 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

NEW PRICE! Incredible location in Lower Mount Royal on tree lined street steps away from Uptown 17th Avenue and all it's amenities. This is a rare low rise CONCRETE building with an ELEVATOR. This 1 bedroom CORNER unit has DOWNTOWN views from the spacious balcony. Other features include laminate flooring, granite counters, subway tile back splash, spacious bedroom and an updated 4 pc bathroom. Not all units in the building have in-suite laundry but this one does! One assigned parking stall (#34). One assigned storage locker (#6) located on the main floor. This well maintained building has updated common areas and is surrounded by beautiful homes in the area.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355607
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:	498.23 sq. ft.
Main Level Finished Area:	498.23 sq. ft.
Condo Fee:	$424.55
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South

Unit Exposure:	East
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
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, Hot Water
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	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)
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 10'7" × 7'5" ·
Main Floor	Kitchen · 10'7" × 8'5" ·
Main Floor	Dining Room · 10'7" × 7' ·
Main Floor	Bedroom - Primary · 14'3" × 9'3" ·
Main Floor	Balcony · 18'2" × 3'10" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	Granite Counters, Open Floorplan, Storage
Exterior Features:	Balcony, Storage
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2

Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/314-808-royal-avenue-sw-calgary-a2355607/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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