4 930 Royal Avenue SW

Calgary | Active | MLS® A2349772

$169,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1976**	**706.81 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

***Welcome to Lower Mount Royal, where one of Calgary's most sought-after inner-city neighbourhoods meets the energy of 17th Avenue. This spacious one-bedroom, one-bathroom condo puts an incredible lifestyle right outside your door, just minutes from the shops, boutiques, restaurants, pubs and cafés of the Red Mile, along with grocery stores, fitness, parks, pathways, schools and everyday conveniences.

Yet step away from 17th Avenue and you're connected to the historic charm of Mount Royal, with its beautiful tree-lined streets, character homes, parks and pathways creating one of Calgary's most distinctive neighbourhood settings.

Inside, you'll immediately notice just how generous the living space is. The oversized living room is filled with natural light and anchored by a cozy gas-lit, wood-burning fireplace - a rare and inviting feature. Step outside to your private balcony, with room to relax, barbecue and additional space for storage.

The updated kitchen features wood countertops, refreshed cabinetry and a combination of stainless-steel and black appliances, while the adjoining dining room provides a dedicated space for entertaining or everyday meals.

Even better, this home offers in-suite laundry, along with an exceptionally large hallway closet that could easily serve as pantry space or additional storage.

The generous primary bedroom comfortably accommodates a king-size bed and includes its own walk-in closet, giving you the space and storage often missing from inner-city one-bedroom condos.

And living in Mount Royal offers something beyond the address. Residents have the opportunity to take part in beloved community traditions and amenities, including the annual Progressive Dinner, Stampede celebrations, community tennis courts and other neighbourhood events.

Walk to 17th Avenue. Come home to Mount Royal.

For location, character, community and lifestyle, this is inner-city living at its best. Take action and book your private showing before this unit disappears.. This home is offered at an extraordinary value!!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349772
Bedrooms	1
Bathrooms	1

Year Built	1976
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:	706.81 sq. ft.
Condo Fee:	$622.42
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	2
Stories Total:	3
Levels:	Single Level Unit
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	4
Year built:	1976 (Age: 50)
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:	9110618
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Stucco
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Parking:	Carport, Parkade, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Hall, In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Lower Mount Royal
Amenities:	Other, Parking
Appliances:	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	NA
Restrictions:	Pet Restrictions or Board approval Required

Pets Allowed:	Restrictions
Main Floor	Bedroom · 13'1" × 12'5" ·
Main Floor	Dining Room · 7'6" × 7'3" ·
Main Floor	Living Room · 20'2" × 13'10" ·
Main Floor	Kitchen · 7'2" × 6'9" ·
Main Floor	Storage · 5'11" × 4'5" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), French Door, Pantry, Storage, Walk-In Closet(s), Wood Counters
Exterior Features:	Balcony, Lighting
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4-930-royal-avenue-sw-calgary-a2349772/

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