

# \$259,900 - 204, 920 Royal Avenue Sw, Calgary

MLS® #A2256685

## \$259,900

1 Bedroom, 1.00 Bathroom, 631 sqft  
Residential on 0.00 Acres

Lower Mount Royal, Calgary, Alberta

This highly sought-after community offers the best of both worlds—peaceful, tree-lined streets just steps from the vibrant energy of the Beltline. Imagine strolling down 17th Ave for a morning coffee, browsing unique boutique shops, or relaxing on a sunny patio in the afternoon—all just blocks from your front door.

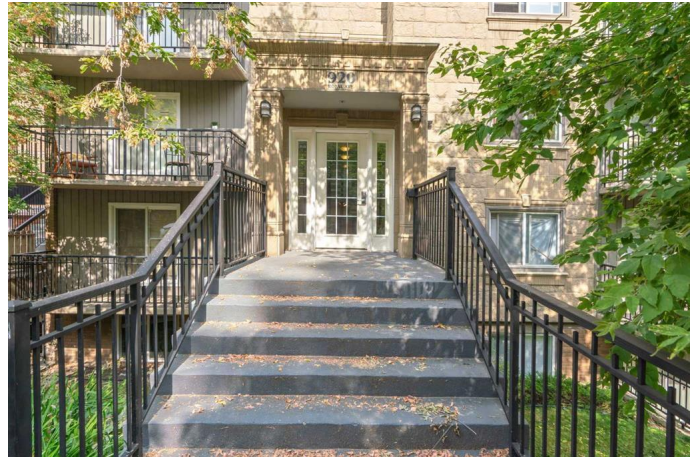
Tucked away on a quiet residential street, this charming one-bedroom condo combines convenience, comfort, and style. Completely move-in ready, it features an open-concept design with a well-appointed kitchen, a massive bedroom, in-suite laundry, and large windows that flood the space with natural light.

Step outside to your private patio, perfect for morning coffee or evening relaxation. This unit also includes an assigned covered parking stall in a secure, gated lot—an added bonus in this central location.

Whether you're a first-time buyer or an investor, this is a rare opportunity to own in one of Calgary's most prestigious neighborhoods. With a well-kept complex, unbeatable location, and nothing to do but move in, this home truly has it all.

Built in 1972

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2256685          |
| Price          | \$259,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 631               |
| Acres          | 0.00              |
| Year Built     | 1972              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 204, 920 Royal Avenue Sw |
| Subdivision | Lower Mount Royal        |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2T 0L5                  |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Secured Parking, Visitor Parking     |
| Parking Spaces | 1                                             |
| Parking        | Assigned, Carport, Covered, Off Street, Stall |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Open Floorplan                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                        |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas                                                                                           |
| # of Stories      | 4                                                                                             |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Brick, Concrete, Stone

**Additional Information**

Date Listed            September 12th, 2025  
Days on Market        20  
Zoning                  M-C2

**Listing Details**

Listing Office           RE/MAX First

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