

# \$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 worldsâ€”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 afternoonâ€”all just blocks from your front door.

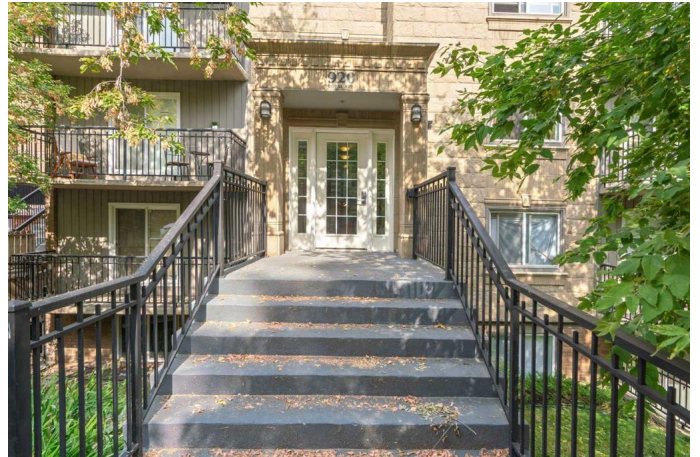
Tucked away on a quiet residential street, this charming one-bedroom condo combines convenience, comfort, and style. Completely move-in ready, it features an open-concept design with a well-appointed kitchen, a massive bedroom, in-suite laundry, and large windows that flood the space with natural light.

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 lotâ€”an added bonus in this central location.

Whether youâ€™re a first-time buyer or an investor, this is a rare opportunity to own in one of Calgaryâ€™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, Off Street, Stall, Covered, Carport

### 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
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Construction      Brick, Concrete, Stone

### **Additional Information**

Date Listed      September 12th, 2025

Days on Market      1

Zoning      M-C2

### **Listing Details**

Listing Office      RE/MAX First

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