



2804, 930 16 Avenue SW
Calgary, Alberta

MLS # A2298710



\$850,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,044 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,088
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: Most Furniture Included - inquire for full list

Incredible turn-key opportunity for the highly desirable "04" unit on the 28th floor - fully furnished! Designed by ANA Interiors, this unit has been professionally upgraded and custom furnished with thoughtful wall coverings, lighting & furniture selection. A rare double-width balcony provides an expansive area to enjoy the sun & full east-to-west views all year long from this south-facing unit, while central air conditioning ensures your comfort all year round. The Royal is an elevated building that attracts a sophisticated buyer. With full-time concierge, luxurious amenities (gym, squash court, steam/sauna, rooftop patio & more) and an unbeatable location in the heart of the Beltline, this is where you want to be. Groceries, cafes, shops & restaurants abound while still feeling tucked away on a leafy green street. This 2-bed, 2-bath unit has a modern floor plan with open-concept great room and separation between the two bedrooms. The 25th floor and above are part of the "Sky Collection" which features larger floor plans and elevated finishings. The kitchen features built-in Bosch appliances, soft-close cabinetry, under-cabinet lighting, seating for 3 at the island and built-in wine rack. Full-height pantry tower and display shelves finish off the kitchen area. Dining and living are nicely sized and are a pleasure to be in with views from every angle. The primary suite has a walk-in closet and luxurious ensuite with floating vanities, soaker tub, shower with double shower heads & plenty of storage. Second bedroom has superb multi-purpose functionality as a guest bed + den, with its trundle pull-out sofa and nicely sized closet. Flooring was upgraded to luxury vinyl in this unit and designer light fixtures have been added. All pot lights switched to LED. Electric blinds with solar chargers are a no-fuss way to make the most of the views and find privacy. Underground parking stall and

separate storage locker included with the purchase. All furniture included - inquire for full list. This is a true lifestyle opportunity in one of Calgary's top condo towers!