



**GRASSROOTS**  
REALTY GROUP

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2402, 930 16 Avenue SW  
Calgary, Alberta

MLS # A2309358



**\$750,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 898
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** DECK FLOORING

Welcome to Unit 2402 at The Royal — a designer-curated residence in one of Calgary’s most prestigious condominium towers. Thoughtfully styled by Bijou Design & Homes, this sophisticated home blends modern elegance with elevated custom finishes throughout. Expansive floor-to-ceiling windows showcase breathtaking sunset views, along with stunning panoramas of the Calgary Tower and Rocky Mountains. Rich designer wallpaper adds warmth, texture, and a refined custom feel rarely found in condo living. A standout feature of this residence is the oversized 200+ sq. ft. balcony — a premium upgrade available in only select units — complete with custom tile flooring and designed as a seamless extension of the living space, perfect for entertaining or relaxing above the city skyline. The interior has been enhanced with custom California Closets, Bosch appliances, upgraded designer lighting, and blackout electric roller shades in the primary retreat, offering both luxury and functionality. Residents of The Royal enjoy exceptional amenities, including 24-hour concierge service, a fitness centre, steam room, sauna, squash/racquet court, two rentable social lounges, and a beautifully designed outdoor terrace with BBQs and gathering spaces. Located in the heart of Calgary’s vibrant Beltline, Unit 2402 offers an unmatched lifestyle just steps from the best of 17th Avenue — top-rated restaurants, cafés, cocktail bars, boutique shopping, fitness studios, and everyday conveniences right at your doorstep.