



1007, 930 16 Avenue SW
Calgary, Alberta

MLS # A2319329



\$579,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	943 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 898
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Double Vanity, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Stone Counters, Walk-In Closet(s)

Inclusions: none

Welcome to The Royal! High End Luxury Condo! Heart of Downtown! This stunning 2-bedroom, 2-bathroom southwest corner suite is filled with beautiful afternoon and evening sunshine. The well-designed floor plan and wall-to-wall, floor-to-ceiling windows create a bright, spacious feel throughout. The home features new wide vinyl plank flooring and modern flat ceilings, along with a stylish and functional kitchen complete with quartz countertops, a large central island with breakfast bar, premium appliances including a gas range, integrated fridge and dishwasher, plus a pantry and coffee station. Step outside to the massive double-sized balcony featuring lighting, electrical outlets, and gas BBQ hookups at both ends, perfect for relaxing or entertaining. The spacious primary bedroom includes a walk-in closet and a beautiful ensuite with a large glass shower and double vanity. A second bedroom and full bathroom offer flexibility for guests, a home office, or shared living, while in-suite laundry adds everyday convenience. Residents enjoy outstanding amenities including a fitness center, steam room, sauna, squash court, 24-hour concierge and security, outdoor courtyard, social lounge with TV and billiards, and a spacious rooftop patio with BBQ areas. The building is pet-friendly (with approval) and surrounded by nearby parks and green spaces. This exceptional unit also includes secure heated underground parking, a storage locker, and bike storage, a beautifully maintained urban home in a prime location.