



**3104, 930 16 Avenue SW  
Calgary, Alberta**

**MLS # A2319673**



**\$879,990**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Beltline  |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                    |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                           |               |                  |
| <b>Size:</b>     | 1,070 sq.ft.  | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Heated Garage, Oversized, Parkade, Stall, Underground |               |                  |
| <b>Lot Size:</b> | -   |               |                  |
| <b>Lot Feat:</b> | -   |               |                  |

|                    |                       |                   |          |
|--------------------|-----------------------|-------------------|----------|
| <b>Heating:</b>    | Fan Coil, Natural Gas | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Tile, Vinyl Plank     | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                     | <b>Condo Fee:</b> | \$ 1,027 |
| <b>Basement:</b>   | -                     | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete              | <b>Zoning:</b>    | DC       |
| <b>Foundation:</b> | -                     | <b>Utilities:</b> | -        |

**Features:** Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

**Inclusions:** None

Experience elevated urban living from the 31st floor of The Royal, one of Calgary's premier luxury high-rises in the heart of the Beltline. This exceptional southeast corner residence showcases panoramic views of the downtown skyline, the Rocky Mountains, and the lush green spaces stretching to the south. Featuring 2 bedrooms and 2 full bathrooms, this Sky Collection suite offers upgraded finishes and a thoughtfully designed open-concept layout. The spacious primary bedroom easily accommodates a king-sized bed and additional furnishings, while the spa-inspired en-suite boasts dual vanities, a separate shower, and a relaxing soaker tub. A generous walk-in closet adds to the comfort and functionality of the space. The second bedroom is ideally positioned on the opposite side of the unit, providing excellent privacy for guests, family members, or a home office. Additional highlights include an oversized parking stall and a separate storage locker. Residents of The Royal enjoy an unparalleled lifestyle with 24-hour concierge service and an impressive collection of resort-style amenities, including a fully equipped fitness centre, racquetball court, games room with pool table, party room with full kitchen, and a spectacular outdoor terrace complete with built-in BBQs, landscaped gardens, lounge seating, and a fireplace. Perfectly situated in Calgary's vibrant Beltline district, you're just steps from some of the city's best restaurants, cafes, shopping, banking, and everyday amenities. Top ranked Western Canada High School, downtown offices, and the city's extensive pathway network are all within easy walking distance. A rare opportunity to own a luxury corner residence with world-class views in one of Calgary's most sought-after buildings.