



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2402, 930 16 Avenue SW
Calgary, Alberta

MLS # A2343776



\$695,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	922 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 915
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
Inclusions:	Balcony flooring		

Step into a realm of LUXURY LIVING within this remarkable apartment nestled within Calgary's vibrant Beltline community. Occupying a generous 922 square feet within this exceptional high rise structure, this two-bedroom, two-bathroom condominium offers an expansive open floorplan, seamlessly blending style and functionality. Floor-to-ceiling windows showcase spectacular sunset views & glimpses of the Calgary Tower and the majestic Rocky Mountains painting a breathtaking panorama across the cityscape. Designer wallpaper adds warmth, texture, and a custom feel throughout, elevating every corner with understated elegance. An oversized 200+ sq. ft. balcony awaits, upgraded with custom California Closets for organized storage and blackout electric roller shades in the Primary suite ensuring restful nights. Beyond the apartment's refined interiors, residents enjoy access to an impressive collection of amenities, including 24-hour concierge service, a state-of-the-art fitness centre, rejuvenating steam room and sauna, competitive squash/racquet court, two rentable social lounges for entertaining, and a beautifully landscaped outdoor terrace complete with BBQs and inviting gathering spaces & all for your enjoyment. Conveniently located with EV charging stations available, adding an important modern convenience for residents, living here means having everything right at your doorstep, offering an incredible selection of acclaimed restaurants, caf  s, cocktail bars, boutique shopping, fitness studios, and everyday conveniences. Downtown, the river pathways, and some of Calgary's best urban amenities are all easily accessible, ensuring an unparalleled lifestyle of comfort, convenience, and refined sophistication within a community boasting golf, parks, playgrounds, schools, shopping, sidewalks, and street

lights.