



GRASSROOTS
REALTY GROUP

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1903, 930 16 Avenue SW
Calgary, Alberta

MLS # A2350762

\$650,000

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

Heating:	Boiler, Heat Pump	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 915
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-

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

Inclusions: Refrigerator, gas stove, dishwasher, hoodfan, microwave, washer, dryer, all window coverings

Perched high above the Beltline on the 19th floor of the highly sought-after The Royal, this impressive NE corner unit delivers the combination buyers are looking for: incredible natural light, sweeping skyline views, an exceptional floor plan, and amenities that feel more like a private club than a condominium building. Step inside and the first thing you'll notice is the light. Floor-to-ceiling windows wrap the open-concept living space, filling the home with sunshine and showcasing spectacular views across downtown Calgary that become especially spectacular as the city lights come alive at night. The kitchen is beautifully appointed with quartz countertops, built-in appliances and a generous breakfast bar, while remaining completely open to the spacious dining area and comfortable living room. An ideal setup whether you're hosting friends or enjoying a quiet night at home. The kitchen also provides direct access to the large balcony with a gas line for the BBQ and views toward the river valley and mountains. It's an ideal spot to unwind at the end of the day or gather with friends on a warm summer evening. The primary bedroom is a true retreat, featuring a walk-in closet and a beautifully finished 4-piece ensuite with dual sinks and heated floors, a welcome luxury on Calgary mornings. The second bedroom is nicely sized and works equally well as a bedroom or dedicated home office, with another full 4-piece bathroom conveniently located nearby. Practicality is just as strong. This home comes with heated underground parking and a large storage locker (that is approximately 4'x6'x6') , giving you the space and convenience that downtown living demands. Residents have access to the Royal Club, a spectacular 10,000 sq. ft. private amenity space featuring a fitness centre, squash court, sauna, steam room, party and games room, plus a stunning

5th-floor terrace complete with built-in BBQs and lounge areas. Add visitor parking and a loading dock, and you have a building designed around making everyday life easier and considerably more enjoyable. Outside your door, the Beltline delivers one of Calgary's most vibrant urban lifestyles. Walk to an endless selection of restaurants, coffee shops, upscale bars and boutique shopping, with the downtown core close at hand and iconic 17th Avenue SW just steps away. This isn't simply a downtown condo. It's a front row seat to the best of Calgary with the views, space, amenities and location to match. Call to book your private viewing today!