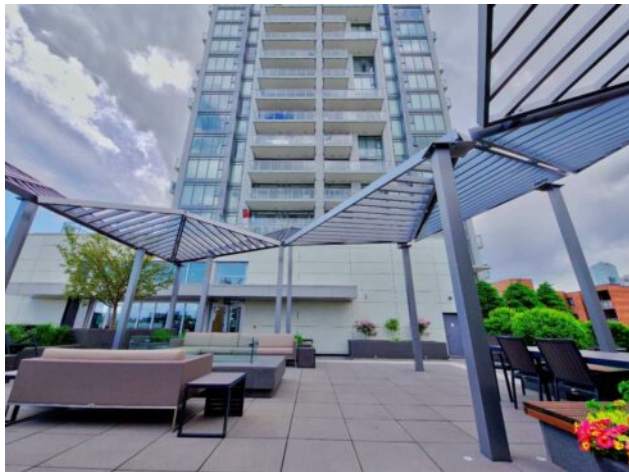


2101, 930 16 Avenue SW  
Calgary, Alberta

MLS # A2227879



\$438,000

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Beltline                           |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 583 sq.ft.                         | Age:   | 2019 (6 yrs old) |
| Beds:     | 1                                  | Baths: | 1                |
| Garage:   | Underground                        |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                           |            |        |
|-------------|---------------------------|------------|--------|
| Heating:    | Forced Air                | Water:     | -      |
| Floors:     | Vinyl                     | Sewer:     | -      |
| Roof:       | -                         | Condo Fee: | \$ 614 |
| Basement:   | -                         | LLD:       | -      |
| Exterior:   | Concrete, Glass, Mixed    | Zoning:    | DC     |
| Foundation: | -                         | Utilities: | -      |
| Features:   | Elevator, Quartz Counters |            |        |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Welcome to #2101 at 930 16 Ave SW—a stunning 1-bedroom plus den condo offering breathtaking city views from the 21st floor. Located in the heart of Calgary’s vibrant uptown, this luxurious unit combines modern design and functionality, perfect for young professionals or anyone looking for upscale urban living. Enjoy expansive views through floor-to-ceiling windows, and step out onto the 20' x 6' private balcony, accessible from both the living room and the master bedroom—ideal for morning coffee or evening sunsets. The gourmet kitchen features quartz countertops, designer cabinetry, and stainless steel appliances, creating a stylish space for cooking and entertaining. The spacious master bedroom offers plenty of room for a king-sized bed, while the den provides versatile space for a home office or extra storage spaces. Additional highlights include in-suite laundry and a heated underground parking stall for convenience. Building amenities include a garden terrace with BBQ stations, a luxury lounge, a 5-star fitness center, a steam room, a sauna, and a squash court. Enjoy 24-hour concierge services at the hotel-style lobby, and the prime location puts you steps away from Red Miles, trendy cafes, restaurants, and public transit. Whether you’re a first-time buyer or an investor, this condo offers exceptional value in a highly desirable location. Don’t miss out—book your showing today!