

602, 930 16 Avenue SW  
Calgary, Alberta

MLS # A2243071



# \$640,000

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Beltline                           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 916 sq.ft.                         | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, Underground               |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                                                                   |                   |        |
|--------------------|-------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile                                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                 | <b>Condo Fee:</b> | \$ 898 |
| <b>Basement:</b>   | -                                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete                                                          | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Open Floorplan, Soaking Tub, Walk-In Closet(s) |                   |        |

**Inclusions:** TV and Wall Mount in Master Bedroom, 4 planters on walls, White Dresser Drawers in Walk-in Closet

Welcome to The Royal—one of the Beltline’s most prestigious and modern high-rises. This building was designed to provide residences with luxurious and comfortable living. This NW 2 bedroom and 2 bathroom corner unit features a BRIGHT open concept design, large flexible living space (kitchen/dining area/ living room) and floor to ceiling windows which showcase the great downtown and west views of the Calgary skyline. The chef inspired kitchen is fully equipped with high end appliances, quartz counter tops and plenty of storage. Other features include A/C, a gas line on the huge balcony and in-suite full sized laundry. The large primary bedroom fits a king sized bed and has a walk-in closet, 4 piece spa like en-suite with large shower and double vanities. The 2nd bedroom is spacious and can be used as an office. Other features include 1 secure underground parking stall (close to the elevator) and separate storage locker located on the 2nd floor. NEW black out drapes in both bedrooms. Residents can enjoy the many amenities including a fitness center, steam room, sauna, squash court, 24 hour CONCIERGE/security, outdoor courtyard and private dining and social room. Located just off 17th avenue, residents are within walking distance of some of Calgary's best restaurants, cafes, and shops. Not to mention you are right above a Canadian tire and an Sobeys grocery store. This great suite is in one of Calgary's most sought-after neighborhoods and caters to the needs of modern-day living. Book your viewing today. This is a pet friendly building with board approval!