

# \$689,000 - 1403, 930 16 Avenue Sw, Calgary

MLS® #A2199193

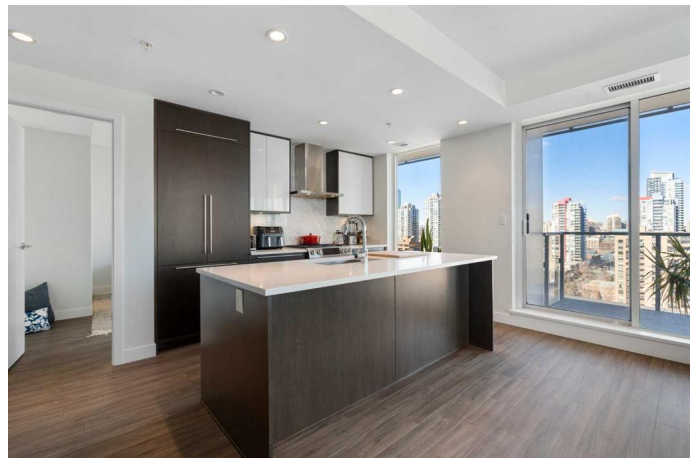
**\$689,000**

2 Bedroom, 2.00 Bathroom, 913 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this elegantly designed 2-bedroom 2-bathroom condo in Calgary's iconic Royal building, elevated above historic Mount Royal Village West and one block from the local shops, cafes and restaurants along 17th Avenue district. With sophisticated craftsmanship and carefully curated finishings, you will be truly immersed in the luxurious lifestyle you dream of. The space exudes a feeling of modern contemporary living complemented by vinyl plank wood floors and high 9 foot ceilings. Enter the minimalist's dream kitchen, with gleaming quartz countertops, custom built-ins, a gas range, and a sleek kitchen island. Both the refrigerator and dishwasher are integrated into the cabinetry for a clean, streamlined look. Natural light floods the dining and living area, which seamlessly connects to the north-facing balcony. Take a moment outside to enjoy the beautiful city skyline, then resume soaking in the gorgeous view from your cozy primary bedroom complete with walk-in closet and ensuite. The stylish ensuite is designed with ultimate comfort in mind, featuring in-floor heating, double vanities, and a glass shower. A second generously sized bedroom and second 4-piece bathroom complete the space. The unit comes equipped with in-suite laundry, central A/C, one assigned underground parking spot, one assigned storage locker, and full access to the Royal's incomparable building amenities. A state-of-the-art 24/7 fitness centre, squash court, sparkling clean



steam room & sauna, rooftop terrace, and pristine social room are conveniently located on the 5th floor allowing for true luxury living! The Royal is an exceptionally secure, well-managed building with an inviting 24/7 concierge, secure parking, secure bike storage, and is pet-friendly. Schedule your private viewing today to see this unique property in person.

Built in 2019

### Essential Information

MLS® #	A2199193
Price	\$689,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	913
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1403, 930 16 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1C2

### Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Snow Removal, Trash, Visitor Parking, Bicycle Storage, Game Court Interior, Parking, Picnic Area, Park, Racquet Courts, Recreation Facilities, Roof Deck, Recreation Room, Sauna, Secured Parking, Spa/Hot Tub, Storage
Parking Spaces	1

Parking                      Underground, Assigned

## **Interior**

Interior Features      Kitchen Island, Walk-In Closet(s), Built-in Features, Double Vanity, High Ceilings, Quartz Counters

Appliances              Dishwasher, Microwave, Washer/Dryer Stacked, Window Coverings, Built-In Refrigerator, Gas Range, Oven, Range Hood

Heating                      Forced Air

Cooling                      Central Air

# of Stories                34

## **Exterior**

Exterior Features      Balcony

Construction              Concrete, Metal Siding

## **Additional Information**

Date Listed                March 10th, 2025

Days on Market          40

Zoning                      DC

## **Listing Details**

Listing Office              Rentch Real Estate

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