



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**930 16 Avenue #701, Calgary T2R1C2**

MLS® #: **A2099769**

Area: **Beltline**

Listing Date: **03/15/24**

List Price: **\$430,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2019**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **583**  
Low Sqft:  
Ttl Sqft: **583**

DOM

**65**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof: **Membrane,Tar/Gravel**

Heating: **In Floor,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Courtyard,Outdoor Grill**

Construction:

**Concrete,Metal Siding**

Flooring:

**Ceramic Tile,Linoleum**

Water Source:

Fnd/Bsmt:

Kitchen Appl:

**Dishwasher,Dryer,Garburator,Gas Range,Microwave,Refrigerator,Washer,Window Coverings**

Int Feat:

**Granite Counters,Open Floorplan,Quartz Counters,See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 9`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`2" x 6`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`2" x 10`9"</b>	<b>Den</b>	<b>Main</b>	<b>7`0" x 5`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`0" x 2`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`5" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee:

**\$519**

Title:

**Fee Simple**

Zoning:

**DC**

Legal Desc:	1910993	Fee Freq: Monthly	Remarks
Pub Rmks:	<p><b>Awesome 1 bed 1 bath + den unit on the upscale Royal Condo in Beltline district. Open floor plan with floor to ceiling, energy efficient Low-E windows flooded with natural light. Sliding door opens to the large(20' X 5') patio, with gas BBQ hook up, excellent for relaxing in those cool summer evenings enjoying the fabulous view of the West City skyline. Elegant, modern interiors: wide plank laminate hardwood flooring, full size in suite front-loading washer &amp; dryer, contemporary roller blinds. Stylish functional kitchen with elegant quartz countertops &amp; full height marble backsplash, designer cabinetry with ample storage &amp; under cabinet lighting. Premium stainless steel appliances package. Generous size bedroom with large closet, 4 pc spa-inspired bathroom with in-floor heated tile &amp; programmable thermostats &amp; soaker tub. Unit comes with an assigned parking &amp; a storage locker. " Club Royal" amenities includes: fitness facility, steam room &amp; sauna, private dining area with full chef's kitchen, spacious social lounge, outdoor garden patio with built-in kitchen, squash court &amp; 24 hours concierge service. Royal building is conveniently connected to Canadian Tire and Urban Fare Market so everything you could need, groceries, lunch, dinners &amp; household needs are close at hand when you do not want to leave the building especially in the cold Winter days. Excellent location, within walking distance to restaurants &amp; shops on 17 Avenue. Unit has fresh paint and shows 10/10! Luxury Living at an affordable price. When you see it, you will want to own it!</b></p>		
Inclusions:	N/A		
Property Listed By:	STONEMERE REAL ESTATE SOLUTIONS		

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











