



THE
A-TEAM

**RE/MAX
FIRST**

930 16 Avenue #702, Calgary T2R 1C2

MLS® #: **A2103544**

Area: **Beltline**

Listing Date: **01/24/24**

List Price: **\$564,900**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 03-Apr**

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: **911**
Low Sqft:
Ttl Sqft: **911**

DOM

116
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony,Built-in Barbecue,Courtyard**

Construction:

Concrete

Flooring:

Laminate,Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Built-in Features,Closet Organizers,Double Vanity,Open Floorplan,Pantry,Quartz Counters,Recreation Facilities

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`5" x 13`0"	Kitchen	Main	10`9" x 9`2"
Dining Room	Main	13`0" x 8`0"	Laundry	Main	6`0" x 3`1"
Bedroom - Primary	Main	12`2" x 10`0"	Bedroom	Main	9`9" x 9`2"
4pc Ensuite bath	Main	11`6" x 4`10"	4pc Ensuite bath	Main	8`8" x 5`4"

Legal/Tax/Financial

Condo Fee:

\$820

Title:

Fee Simple

Fee Freq:

Zoning:

DC

Legal Desc:	1910993	Monthly	Remarks
Pub Rmks:	<p>Welcome to The Royal! Tremendous Value for this upscale building end unit. One of Calgary's premier condo high rises. Situated in the heart of the Beltline offering a true inner-city lifestyle. Modern sophisticated design. Floor to ceiling windows fill the space with natural light. Superb open floor plan. Beautiful laminate wood flooring throughout. The gourmet kitchen is highlighted by the quartz countertops and full height backsplash, large central island and stainless-steel appliances including a gas stove plus matching paneled fridge and dishwasher. Kitchen is open to the spacious dining and living rooms featuring unobstructed gorgeous west views. Generous primary suite is complete with a walk in closet and beautiful ensuite bath with floating dual vanities and large walk-in glass and tile shower. Second bedroom is great for guests, roommates or home office and offers a cheater door to the main bath. The oversized balcony is an ideal space for the warmer months. Full size in suite laundry completes the package. Elegant, secure, and functional main lobby with 24hr concierge service. Residents can enjoy the many amenities including a fitness center, steam room, sauna, squash court, outdoor courtyard, and private dining and social rooms. Ideally located mere steps to 17th Avenue, a plethora of eclectic restaurants, parks, greenspace, cafes, nightlife and shops. Bonus the building is connected to Canadian Tire and Urban Fare Market. Nothing to do but move in and enjoy!</p>		
Inclusions:	None		
Property Listed By:	RE/MAX Real Estate (Central)		

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









