



THE
A-TEAM

**RE/MAX
FIRST**

930 16 Avenue #1307, Calgary T2R 1C3

MLS® #: **A2116453**

Area: **Beltline**

Listing Date: **03/20/24**

List Price: **\$679,000**

Status: **Pending**

County: **Calgary**

Change: **-\$6k, 24-Mar**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **926**

Low Sqft:

Ttl Sqft: **926**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

52

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat: **Parkade, Unassigned, Underground**

Utilities and Features

Roof: **Membrane**
Heating: **Central, Fan Coil, Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction:

Concrete

Flooring:

Laminate, Tile

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	12`3" x 11`11"	Dining Room	Main	13`3" x 7`6"
Kitchen	Main	14`8" x 9`2"	Bedroom - Primary	Main	11`8" x 10`0"
Walk-In Closet	Main	6`10" x 4`10"	4pc Ensuite bath	Main	11`5" x 4`11"
Bedroom	Main	12`0" x 9`0"	4pc Bathroom	Main	8`1" x 5`5"
Laundry	Main	3`0" x 2`10"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$883

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

1910993

Remarks

Pub Rmks:

Quick Possession Available! Stunning SW corner unit in The Royal by Bosa Developments one of Calgary's newest premier apartment condo developments. This unique corner unit is flooded with light from the floor to ceiling windows with beautiful south and west views from every room. The wide-open floor plan features a modern décor with wide plank laminate floors, a spacious kitchen with a large island, quartz counters, high end appliances, gas stove, and a large great room and dining room that captures the beautiful views. The owner's suite faces south and has a large walk-in closet and a luxurious ensuite with 5 ft shower and double vanity. In addition, there is a large separate second bedroom that faces west, another 4-piece bath, and in-suite laundry. This luxury apartment with quality craftsmanship throughout has lots of extras like central air conditioning, convenient underground parking, and a separate secure storage locker. The Royal is a well managed upscale, pet friendly building with 24-hour concierge service and great amenities such as a fitness center, squash court, sauna/steam room, lounge, and an outdoor garden terrace with a BBQ area. The party room is also available for bookings. Right next door is the Urban Fare market where you can get a quick bite to eat or do some grocery shopping. This apartment is in an outstanding location in the heart of the Beltline area with quick access to the downtown core and walking access to all the best dining and night life of 17th Avenue S.W.

Inclusions:

n/a

Property Listed By:

RE/MAX House of Real Estate

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







