



THE
A-TEAM

**RE/MAX
FIRST**

930 16 Avenue #1201, Calgary T2R 1C2

MLS® #: **A2123598**

Area: **Beltline**

Listing Date: **04/18/24**

List Price: **\$425,000**

Status: **Active**

County: **Calgary**

Change: **None**

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: **580**
Low Sqft:
Ttl Sqft: **580**

DOM

31

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:
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Gas Stove,Microwave,Range Hood,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Built-in Features,Elevator,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`7" x 11`2"	Kitchen	Main	10`10" x 9`5"
Dining Room	Main	11`2" x 7`1"	Den	Main	5`4" x 5`0"
Laundry	Main	3`0" x 2`11"	Foyer	Main	5`10" x 4`2"
Bedroom - Primary	Main	14`5" x 9`11"	4pc Bathroom	Main	8`0" x 5`10"

Legal/Tax/Financial

Condo Fee:
\$519

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1910993**

Remarks

Pub Rmks: ***Open House May 11-12!* Welcome to The Royal, a stunning building that needs no introduction! As soon as you step into the lobby, the soaring ceilings will impress a feeling of grandeur. Centrally located in the heart of the Beltline and just steps to all that 17th Avenue has to offer. This bright and open 1 bedroom plus den, 1 bathroom condo features over 550 SqFt and a bright open floorplan. Featuring laminate flooring, high ceilings & plenty of natural light, showcasing a generous living and dining area and has excellent access to the large east facing balcony. The kitchen is open to the living area & is tastefully finished with quartz counter tops, eating bar, lots of storage space & high-end appliances. The primary bedroom has large windows and ample closet space. The well appointed 4-piece bathroom features in floor heating and is filled with high end finishes and a deep tub/shower. Additional features include in-suite laundry, one titled underground parking stall, an assigned storage locker as well as a separate bike locker. Building amenities include a fitness center, party room, squash court, concierge service, steam/sauna rooms, large outdoor patio with BBQ's & sitting area with fire tables. Embrace a car free lifestyle while you enjoy all nearby amenities including 17th Avenue, Stampede Park, shopping, public transit and walking distance to the downtown core.**

Inclusions: n/a
Property Listed By: **Royal LePage Mission Real Estate**

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









