



THE
A-TEAM

**RE/MAX
FIRST**

930 16 Avenue #2703, Calgary T2R 1C2

MLS® #: **A2144540**

Area: **Beltline**

Listing Date: **06/28/24**

List Price: **\$500,000**

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: **729**
Low Sqft:
Ttl Sqft: **729**

DOM

4

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage,Parkade,Underground**

Utilities and Features

Roof: **Membrane**
Heating: **Fan Coil**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Metal Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Gas Stove,Microwave,Range Hood,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,No Smoking Home,Stone Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	5`8" x 5`1"	Kitchen	Main	12`8" x 11`6"
5pc Bathroom	Main	11`1" x 4`10"	Dining Room	Main	9`5" x 6`1"
Living Room	Main	19`3" x 15`5"	Bedroom	Main	12`0" x 10`0"
Balcony	Main	20`8" x 6`7"	Balcony	Main	8`10" x 6`7"

Legal/Tax/Financial

Condo Fee:
\$685

Title:
Fee Simple

Zoning:
DC

Legal Desc:	1910993	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Your Exclusive Executive Lifestyle Awaits Located on the 27th floor, this gorgeous skysuite overlooks the entire city skyline from NE to SE. From entering the building and experiencing the soaring ceilings of the main foyer, to the friendly smile of your full time concierge staff, and knowledge that you live in one of Calgary's premiere buildings carries through to walking through the front door of your luxury suite. Step into your open plan with floor to ceiling windows with an unobstructed view of our beautiful city. Due to the location within the building, this is one of the larger 1 bedroom plans and features a generously sized principal area with living room and dining room. Imagine spending your free time relaxing and entertaining in this space. The chef inspired kitchen features built in & stainless steel appliances, including a 5 burner gas range and a breakfast bar with waterfall wountertop that helps seamlessly marries the functionality and beauty of the space. From the living room, take a step out into one of 2 balconies that overlook the cityscape, the beltline, stampede and adjacent Mount Royal hills. The bedroom is well sized and features a second balcony with the same incredible views. A 5 piece spa-like ensuite complete with separate vanities, and heated floors is only steps away from the bedroom. Not only will you benefit from the convenience of insuite laundry, you have a separate secured storage locker at your disposal and a secure, heated underground parking stall. "The Royal" is a sophisticated and elegant building, with a concientious and active condominium board. You will notice the pride of ownership throughout the entire building. Although surrounded by endless incredible amenities nearby, this building also provides a well equipped gym, squash court, steam rooms and sauna, social room with outdoor patio and common bar-b-ques, as well as a business suite complete with full kitchen. This is truly an exclusive opportunity you won't want to overlook!</p>		
Inclusions:	NA		
Property Listed By:	Real Estate Professionals Inc.		

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











