



THE
A-TEAM

**RE/MAX
FIRST**

930 16 Avenue #310, Calgary T2R1C2

MLS® #: **A2155451**

Area: **Beltline**

Listing Date: **08/08/24**

List Price: **\$659,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 26-Aug**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **921**
Low Sqft:
Ttl Sqft: **921**

DOM

41
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Brick, Concrete, Metal Siding**
Flooring: **Laminate, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	14`9" x 11`6"
Living Room	Main	13`6" x 11`6"
Bedroom	Main	12`0" x 8`11"
4pc Bathroom	Main	11`6" x 4`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	14`6" x 7`1"
Bedroom - Primary	Main	14`7" x 12`2"
3pc Bathroom	Main	8`1" x 5`6"

Legal/Tax/Financial

Condo Fee:
\$883

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1910993**

Remarks

Pub Rmks: **The Royal is a chic, contemporary high-rise completed in 2019 by BOSA, ideally situated in the Beltline near Uptown 17th Avenue's shopping and entertainment district at 17th Avenue & 8th Street SW. You will first notice the stunning lobby: Contemporary elegance with a park view. 24-Hour Concierge: Ensures a warm welcome and enhanced security. Three High-Speed Elevators: Swiftly transport you to your residence. Suite features sunny SW corner for ample afternoon and evening sunshine. Spacious with wall-to-wall, floor-to-ceiling windows. Wide plank luxury vinyl floors throughout. Painted flat ceilings. Stylish and functional with quartz counters and premium appliances including Bosch gas range and dishwasher, Refrigerator, Panasonic microwave, and Whirlpool laundry. Two massive double-size balconies (each 33' x 6.5') with lighting, electric outlets, and gas BBQ hook-ups, offering over 400 square feet of outdoor living space. The complex includes a fully equipped fitness facility, steam room, sauna, squash court, social lounge with TV and billiards, spacious outdoor patio area with BBQs, and a private dining room with a full kitchen for catered events. Save-on Foods premium grocery store and Canadian Tire Express Store are right next door. Mount Royal Village and Tompkins Park are just across the street. The unit has one indoor heated underground stall and a storage locker. Welcome to Your Fashionable Inner-City Home. Embrace an urbane lifestyle with all the convenience and luxury amenities The Royal has to offer.**

Inclusions:
Property Listed By: **NONE**
Real Broker

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