



THE
A-TEAM

**RE/MAX
FIRST**

930 16 Avenue #2504, Calgary T2R 1C2

MLS®#: **A2158700**

Area: **Beltline**

Listing Date: **08/18/24**

List Price: **\$429,900**

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: **563**
Low Sqft:
Ttl Sqft: **563**

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: **Parkade,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,Closet Organizers,Low Flow Plumbing Fixtures,Open Floorplan,Pantry,Quartz Counters,Storage**
Utilities:

Room Information

Room
4pc Bathroom
Kitchen

Level
Main
Main

Dimensions
7' 11" x 4' 11"
11' 5" x 9' 3"

Room
Bedroom - Primary
Living/Dining Room Combination

Level
Main
Main

Dimensions
9' 11" x 13' 8"
13' 2" x 17' 8"

Legal/Tax/Financial

Condo Fee:
\$523

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1910993**

Remarks

Pub Rmks: **Welcome to The Royal luxury condominiums with 24-hour security, 3 high speed elevators, amazing amenities and rooftop patio. From the elegant and welcoming lobby to the 24 hour concierge this well managed and beautifully maintained building will feel like home the moment you arrive. Located in the walkable Beltline neighborhood with unique shops, restaurants, coffee shops and entertainment. Step into your open floor plan where you are greeted with wide plank vinyl flooring, floor to ceiling windows, an abundance of natural light and outstanding unobstructed views of the downtown city skyline. Available as FURNISHED OR UNFURNISHED and move in ready. The chef-inspired kitchen has beautiful white quartz counter tops, 5 burner gas stove with a chimney hood fan and ceiling height cabinets. The integrated dishwasher and refrigerator add to the sleek design. The bedroom is large enough for a king size bed and the closet with built-ins provide a place for everything. The 4 pc spa-inspired bathroom has in-floor heated tile, programmable thermostat and a deep soaker tub. In addition there is in suite storage which you won't find in all units in the building, full size in suite laundry, central A/C , good sized balcony with gas BBQ hookup, secure underground parking space, large secure storage locker and separate bike storage. The Royal is rich with amenities including a beautiful well equipped gym, steam/sauna, racquet ball court, an inviting roof top outdoor patio with BBQ's/fire tables, social lounge with TV, kitchen and pool table plus an owners lounge with a chefs kitchen for more intimate gatherings. There is a convenient Canadian Tire and Save On Foods grocery store right next door. This is urban living at its absolute finest. Don't miss the opportunity to call this wonderful condo home!**

Inclusions:
Property Listed By: **Couch, loveseat, 2 bar stools, dining room table, glass coffee table, TV & stand, queen bed with mattress, 2 side tables in bedroom, bookcase in bedroom. Real Estate Professionals Inc.**

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