



THE
A-TEAM

**RE/MAX
FIRST**

930 16 Avenue #907, Calgary T2R1C2

MLS® #: **A2160235**

Area: **Beltline**

Listing Date: **08/27/24**

List Price: **\$664,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 17-Sep**

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

22
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

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`9" x 11`6"	Dining Room	Main	14`6" x 7`1"
Living Room	Main	13`6" x 11`6"	Bedroom - Primary	Main	14`7" x 12`2"
Bedroom	Main	12`0" x 8`11"	3pc Bathroom	Main	8`1" x 5`6"
4pc Bathroom	Main	11`6" x 4`11"			

Legal/Tax/Financial

Condo Fee:
\$883

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

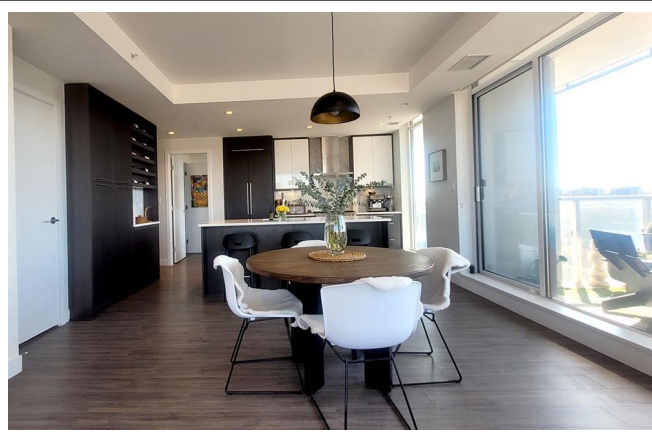
Legal Desc: **1910993**

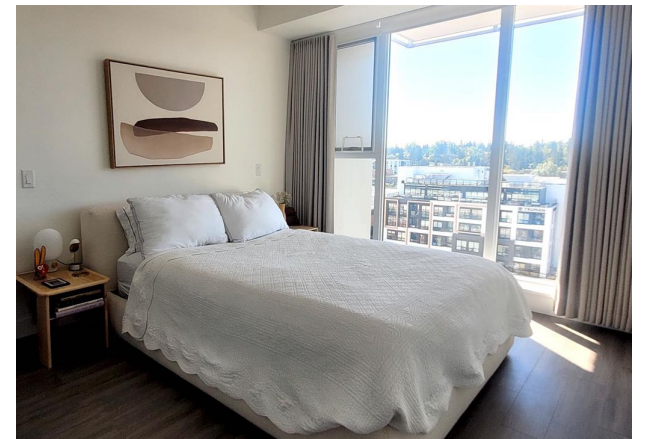
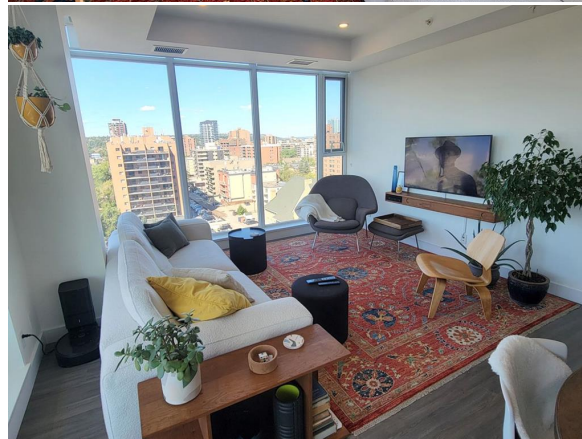
Remarks

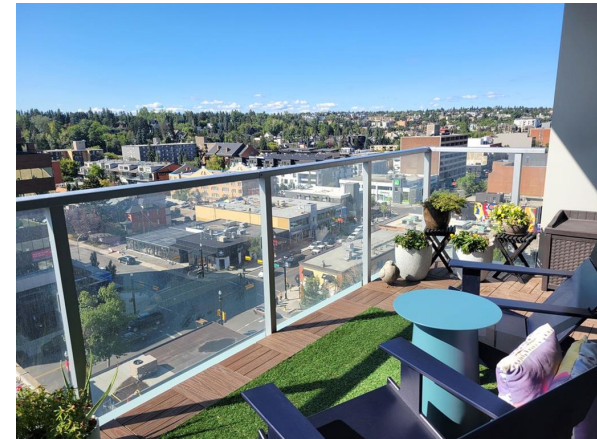
Pub Rmks: **Over \$25,000 in upgrades. Great views. Awesome location. The Royal is a modern, high-rise residential building completed in 2019 by BOSA, ideally located in the vibrant Beltline district near Uptown 17th Avenue's shopping and entertainment area at 17th Avenue & 8th Street SW. Upon entering, you are greeted by a stunning lobby with contemporary elegance and a park view, complemented by a 24-hour concierge for a warm welcome and enhanced security. Three high-speed elevators ensure quick access to your residence. The suite itself is a sunlit southwest corner unit that enjoys ample afternoon and evening sunshine. It features spacious, wall-to-wall, floor-to-ceiling windows, wide plank luxury vinyl floors, and painted flat ceilings. The kitchen is both stylish and functional, equipped with quartz countertops and premium appliances, including a Bosch gas range and dishwasher, a refrigerator, a Panasonic microwave, and Whirlpool laundry. The unit also boasts a large balcony with lighting, electric outlets, and gas BBQ hookups, deck tiles and river rock offering over 200 square feet of outdoor living space. There are two spacious bedrooms and two full baths. The primary has double sinks in the ensuite. Residents of The Royal enjoy access to a fully equipped fitness facility, steam room, sauna, squash court, social lounge with TV and billiards, an expansive outdoor patio area with BBQs, and a private dining room with a full kitchen for catered events. For convenience, Save-On-Foods premium grocery store and Canadian Tire Express Store are located right next door, while Mount Royal Village and Tompkins Park are just across the street. The unit comes with one indoor heated underground parking stall and a storage locker. Additionally, the unit includes over \$25,000 in upgrades, such as custom California closet organizers, a murphy bed, blackout drapes, deck tiles, and river rock. Embrace an urbane lifestyle with all the convenience and luxury amenities that The Royal has to offer—welcome to your fashionable inner-city home.**

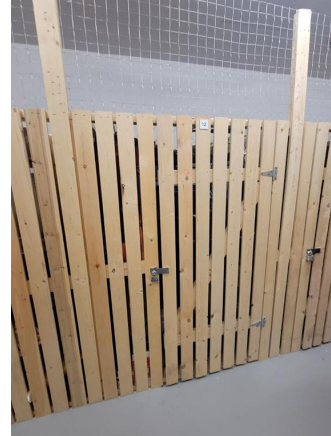
Inclusions: **none**
Property Listed By: **Real Broker**

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

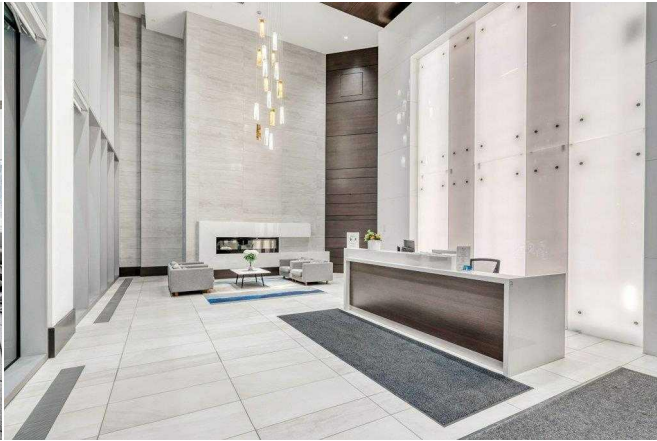












Main Floor Interior Area 921.69 sq ft

