



THE
A-TEAM

**RE/MAX
FIRST**

930 16 Avenue #2506, Calgary T2R 0G5

MLS® #: **A2169028**

Area: **Beltline**

Listing Date: **09/27/24**

List Price: **\$689,900**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 20-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **930**
Low Sqft:
Ttl Sqft: **930**

Parkade, Underground

DOM

55

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Heat Pump**
Sewer:
Ext Feat: **Balcony, Courtyard**

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

Kitchen Appl: **Dishwasher, Gas Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`6" x 9`1"	Dining Room	Main	13`11" x 7`9"
Living Room	Main	13`11" x 13`9"	Laundry	Main	4`4" x 3`0"
Balcony	Main	33`0" x 6`5"	Foyer	Main	6`0" x 5`3"
Bedroom - Primary	Main	11`11" x 10`0"	Bedroom	Main	12`0" x 9`3"
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$866

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1910993**

Remarks

Pub Rmks: **Move in by Christmas and the Seller will cover 3-months of condo fees! This 2-bedroom, 2-bathroom home is next level in sophistication. Perched on the 25th floor of The Royal, Calgary's premier high-rise in the vibrant Beltline district. This stunning South East corner unit offers breathtaking 270-degree views of the city skyline and majestic mountains, all from a sprawling 33-foot balcony—perfect for watching fireworks and enjoying the open southern exposure. The balcony is accessible from both the living area and the spacious primary bedroom, offering seamless indoor-outdoor living. Inside, high-end finishes abound, crown mouldings and pot-lights are throughout the main living space and solid core doors add a level of privacy for the bedrooms and bathrooms. The sleek kitchen features a premium BOSCH appliance package, including a gas range, chimney hood fan, and a beautiful quartz island with a striking waterfall edge. Both the refrigerator and dishwasher are integrated into the cabinetry for a clean, streamlined look. The luxurious bathrooms feature full tile finishes and Duravit sinks, enhancing the overall elegance of the home. Natural light floods the space throughout the day, and all windows feature electric window coverings controlled via app for ultimate convenience. Custom closets provide ample storage, while heated underground parking and a dedicated storage locker offer added peace of mind. Central air conditioning ensures year-round comfort. The Royal is rich with amenities that elevate urban living. Enjoy 24/7 concierge services, a fully equipped gym, a steam/sauna, a racquetball court, and a party room. Step onto the inviting rooftop patio, complete with BBQs, or relax in the owners' lounge, which boasts a chef's kitchen perfect for more intimate gatherings. This pet-friendly complex (allowing 2 pets) stands in a league of its own, offering the best in luxury and convenience. From the elegant, welcoming lobby to the secure parking, bike storage, and impeccably maintained common areas, this well-managed building will make you feel at home the moment you arrive. Located just off 17th Avenue, you're steps from grocery stores, boutique shops, top restaurants, and everything Calgary's Beltline has to offer. Plus, with Canadian Tire and Save-On-Foods directly below, daily errands are effortless. Don't miss your chance to live in one of Calgary's most sought-after addresses. Book your private viewing today!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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



09.11.2024 - 4504-5605 HENWOOD ST SW
MAIN 876.38 SQ.FT. 81.69 M2
BASE AREA 875.38 SQ.FT. 81.69 M2











