



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**930 16 Avenue #206, Calgary T2R1C2**

MLS® #: **A2174692**

Area: **Beltline**

Listing Date: **10/24/24**

List Price: **\$449,900**

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: **738**  
Low Sqft:  
Ttl Sqft: **738**

DOM

**28**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Stall,Underground**

Utilities and Features

Roof:  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Garburator,Gas Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **No Animal Home,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>7`1" x 4`7"</b>	<b>Den</b>	<b>Main</b>	<b>6`9" x 7`11"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>9`4" x 11`3"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>13`8" x 20`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`5" x 4`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`3" x 14`5"</b>	<b>Balcony</b>	<b>Main</b>	<b>13`9" x 23`3"</b>

Legal/Tax/Financial

Condo Fee:  
**\$703**

Title:  
**Fee Simple**

Zoning:  
**DC**

Legal Desc:	1910993	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Welcome to The Royal, where modern luxury meets urban convenience in one of Calgary's most sought-after communities: Beltline. This stunning one-bedroom + den condo offers over 730 sq. ft. of thoughtfully designed living space and an additional 300 sq. ft. of private patio space, perfect for those who enjoy both indoor and outdoor living. As you step inside, you'll be greeted by an open-concept layout that maximizes space and light. The living area is spacious and ideal for entertaining, with large windows that flood the space with natural light. The modern kitchen is a chef's dream, featuring high-end appliances, quartz countertops, and sleek cabinetry that offers ample storage. The dining and living areas flow seamlessly, creating a cohesive space perfect for relaxing or hosting friends. The bedroom is generously sized and can easily accommodate a king-sized bed. It also includes large windows and a spacious closet. The den offers flexibility—use it as a home office, reading nook, or even an extra guest space. With its thoughtful layout, this condo truly maximizes every square foot. One of the standout features of this property is the expansive 300 sq. ft. private patio. Whether you're sipping your morning coffee, enjoying a BBQ, or winding down with a glass of wine, this outdoor space provides a perfect retreat. You'll love the added sense of privacy and tranquility it brings to your urban lifestyle, a rare find in the heart of the city. Residents can enjoy the many amenities including a fitness center, steam room, sauna, squash court, 24-hour concierge/security, outdoor courtyard, and private dining and social rooms which are perfect for hosting guest for events. Situated in the vibrant Beltline community, you'll be within walking distance to Calgary's best dining, shopping, and entertainment options. The neighborhood offers a perfect blend of trendy local boutiques, cozy cafes, and bustling nightlife. Steps away from 17th Avenue and just a short walk to downtown Calgary, you'll have everything at your fingertips, from grocery stores and fitness centers to parks and cultural attractions. This condo at The Royal is perfect for professionals, couples, or investors looking for a stylish and convenient urban home. With its unbeatable location, modern features, and ample outdoor space, this property won't last long. Don't miss your chance to own a piece of luxury in the heart of Beltline—schedule your private showing today!</p>		
Inclusions:	None		
Property Listed By:	City Homes Realty		

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















