



THE
A-TEAM

**RE/MAX
FIRST**

930 16 Avenue #1408, Calgary T2R 1C2

MLS®#: **A2179121**

Area: **Beltline**

Listing Date: **11/15/24**

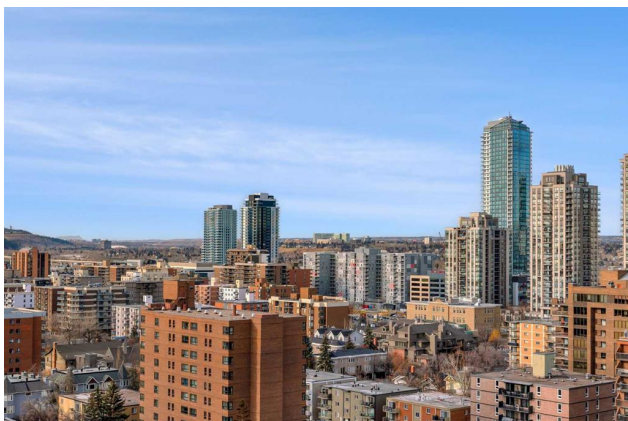
List Price: **\$419,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **545**
Low Sqft:
Ttl Sqft: **545**

DOM

36
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned, Parkade, Underground

Utilities and Features

Roof:
Heating: **Fan Coil, Natural Gas**
Sewer:
Ext Feat: **Built-in Barbecue, Lighting**

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

Kitchen Appl: **Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`0" x 4`11"
Den	Main	13`0" x 6`8"
Living Room	Main	11`3" x 11`1"

Room	Level	Dimensions
Bedroom	Main	9`10" x 13`8"
Kitchen	Main	10`11" x 9`3"

Legal/Tax/Financial

Condo Fee:
\$523

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Monthly

Legal Desc: 1910993

Remarks

Pub Rmks: **Welcome to 1408, 930 16 Avenue SW, situated in Calgary's vibrant entertainment district, steps from top restaurants, shops, and nightlife. Access your unit directly via one of three high-speed elevators, and be greeted by a bright, open-concept design with floor-to-ceiling windows that showcase stunning city and mountain views. The gourmet kitchen is a true highlight, featuring stone countertops, full-height cabinets, and a spacious breakfast bar island—perfect for entertaining. The adjacent dining and living areas are flooded with natural light and offer direct access to a large balcony, ideal for morning coffee or evening gatherings against the breathtaking backdrop. The spacious primary bedroom also boasts fantastic views and a second entry to the balcony, creating a serene retreat. The stylish bathroom includes a deep soaker tub, and additional features like in-suite laundry, underground parking, and a separate storage locker ensure convenience. The building offers a wealth of amenities, including a 10,000 sq. ft. "Club Royal" with an elevated garden terrace, BBQs, steam room, sauna, gym, squash court, owner's lounge, chef's kitchen, and private dining area. An on-site concierge (24/7), and glamorous lobby add to the luxury living experience. Plus, with Canadian Tire and Urban Fare Market on-site, everything you need is at your doorstep. Nearby attractions include Elbow River pathways, transit, and Memorial Park.**

Inclusions: N/A
Property Listed By: RE/MAX First

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







