



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**930 16 Avenue #1108, Calgary T2R 1C2**

MLS®#: **A2179142**      Area: **Beltline**      Listing Date: **11/15/24**      List Price: **\$414,900**  
 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:

Access:

Lot Feat:  
 Park Feat: **Assigned, Parkade, Underground**

Finished Floor Area

Abv Sqft: **544**  
 Low Sqft:  
 Ttl Sqft: **544**

DOM

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

Parking

Ttl Park: **1**  
 Garage Sz:

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 4`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 13`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 9`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`0" x 17`8"</b>

Legal/Tax/Financial

Condo Fee: **\$523**      Title: **Fee Simple**      Zoning: **DC**  
 Fee Freq: **Monthly**

Legal Desc:

1910993

Remarks

Pub Rmks:

**Welcome to 1108, 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 grocery stores, 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**















