



THE
A-TEAM

**RE/MAX
FIRST**

930 16 Avenue #405, Calgary T2R 1C2

MLS®#: **A2181119**

Area: **Beltline**

Listing Date: **11/26/24**

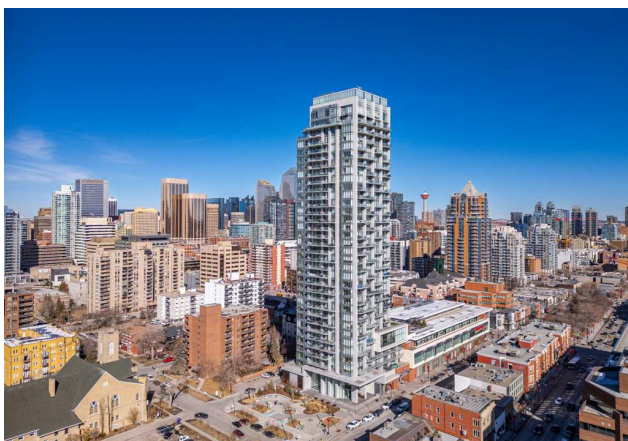
List Price: **\$398,800**

Status: **Pending**

County: **Calgary**

Change: **-\$6k, 20-Jan**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **758**
Low Sqft:
Ttl Sqft: **758**

DOM

67
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof:
Heating: **Fan Coil,In Floor**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Sauna,See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`0" x 4`11"	Bedroom - Primary	Main	11`3" x 14`6"
Dining Room	Main	16`11" x 8`8"	Kitchen	Main	13`7" x 9`8"
Living Room	Main	13`7" x 12`1"	Office	Main	9`4" x 6`9"

Legal/Tax/Financial

Condo Fee:
\$703

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

Monthly

Legal Desc: **1910993**

Remarks

Pub Rmks: **Motivated seller! "Welcome to this lovely 1 bedroom, plus den. Fantastic value in The Royal, 750sqft under 400k! Built by Bosa in 2019, stunning 34-story building features 225 units and boasts three speedy elevators for ultimate convenience. Located in the heart of Calgary's vibrant Beltline, just one block off 17th Ave S.W., you're steps away from the best shops, restaurants, and nightlife the city has to offer—making this arguably one of Calgary's best condominium lifestyle choices. This spacious one-bedroom plus den unit offers fantastic value, complete with a same-floor storage locker. The gourmet kitchen is perfectly designed to whip up culinary delights while still being able to entertain your guests in the open-concept living space. The Royal offers unparalleled amenities, including a sprawling almost ¼-acre rooftop garden, BBQ areas, a well-equipped gym, squash courts, steam room, and party rooms with kitchen facilities. The world-class lobby is attended by concierge, adding extra peace of mind. Plus, with Save On Foods, Canadian Tire, and Best Buy just minutes away, everything you need is right at your doorstep. Don't miss the opportunity to live in one of Calgary's most sought-after buildings. This one is a must-see!**

Inclusions: **None**
Property Listed By: **RE/MAX Real Estate (Central)**

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



