



THE
A-TEAM

**RE/MAX
FIRST**

930 16 Avenue #1608, Calgary T2R 1C2

MLS® #: **A2183577**

Area: **Beltline**

Listing Date: **12/17/24**

List Price: **\$424,900**

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: **545**
Low Sqft:
Ttl Sqft: **545**

DOM

4

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Oversized,Secured,Underground

Utilities and Features

Roof:

Heating: **Fan Coil**

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>
4pc Bathroom	Main	26`3" x 16`2"
Living Room	Main	36`11" x 36`4"
Kitchen	Main	35`10" x 30`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	44`10" x 32`3"
Den	Main	42`8" x 21`11"

Legal/Tax/Financial

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

Legal Desc: **1910993**

Remarks

Pub Rmks: **Experience the perfect blend of luxury, design, and urban lifestyle at The Royal, a masterpiece by renowned builder Embassy Bosa. This stunning 1-bedroom condo on the 16th floor offers breathtaking mountain views, creating a serene escape amidst the vibrancy of urban living. Inside, you'll find luxurious touches, including quartz countertops, custom cabinetry, and built-in Bosch appliances. Floor-to-ceiling windows flood the space with natural light, while a glass window wall seamlessly spans the bedroom and living room, maximizing the spectacular views. Both the living room and bedroom provide access to a huge 150-square-foot patio, perfect for enjoying Calgary's stunning skyline and outdoor ambiance. The spacious bedroom and full 4-piece bathroom with soaker tub are complemented by the convenience of in-suite laundry and a flexible dining area that can be used as an open den or office space. Residents of The Royal enjoy a 10,000 square foot array of premium amenities, including a sauna, steam room, state-of-the-art fitness centre, squash courts, a social room with a full kitchen, a lounge with pool table, an outdoor garden with a BBQ area and bicycle storage. The building also features 24 hour concierge service and exceptional security for peace of mind. This home also includes a premium assigned heated, oversized underground parking stall and a premium indoor storage unit conveniently located on the third floor. Situated above Urban Fare and Canadian Tire, and just steps from the vibrant restaurants, shops, and entertainment of 17th Avenue, this condo embodies the best of urban living. Don't miss the opportunity to call this extraordinary property your new home.**

Inclusions: **NA**
Property Listed By: **CIR Realty**

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









