

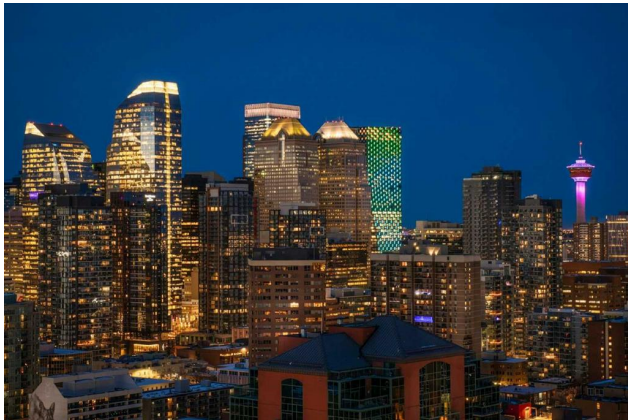


THE A-TEAM

RE/MAX FIRST

930 16 Avenue #2803, Calgary T3R 1C2

MLS@#: A2187508 Area: Beltline Listing Date: 01/15/25 List Price: \$524,900
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: 738
Low Sqft: 738
Ttl Sqft: 738
Access:
Lot Feat:
Park Feat: Heated Garage, Insulated, Oversized, Stall, Underground

DOM

17
Layout
Beds: 1 (1)
Baths: 1.0 (1 0)
Style: High-Rise (5+)
Parking
Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Forced Air
Sewer:
Ext Feat: None
Construction: Brick, Concrete, Metal Siding
Flooring: Laminate, Tile
Water Source:
Fnd/Bsmt:
Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Int Feat: Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Kitchen, Living Room, 4pc Bathroom, Dining Room, and Bedroom.

Legal/Tax/Financial

Condo Fee: \$685 Title: Fee Simple Fee Freq: Zoning: DC

Monthly

Legal Desc: 1910993

Remarks

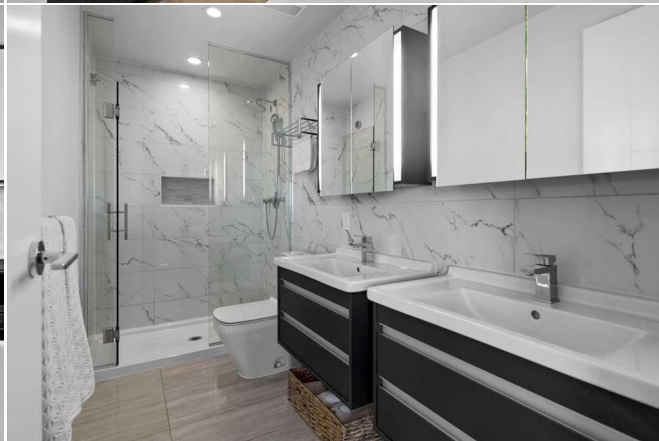
Pub Rmks: ***Click on 'MORE PHOTOS' for the full property tour video!*** Prepare to fall in love with this stunning condo located in the iconic Royal building, right in the heart of Calgary's 17th Ave District. Living in this premier building means access to some of the best amenities Calgary has to offer. Residents can enjoy a state-of-the-art fitness centre, a spacious party room for gatherings, an outdoor patio equipped with BBQs, and squash courts for active fun. Relaxation is always within reach, thanks to the sauna and steam room. For added convenience and peace of mind, the building also features 24-hour concierge. This 28th floor condo has been meticulously designed to offer both style and comfort, but the crown jewel of this condo is the VIEW! From your living room, enjoy unobstructed panoramic views of Calgary's downtown skyline, including a direct sightline to the iconic Calgary Tower. By night, the twinkling city lights create a magical atmosphere, making this home truly extraordinary. As you step inside this condo, you'll be greeted by the sleek quartz countertops with a waterfall-edge island, a true centerpiece that is as functional as it is beautiful. The kitchen is equipped with high-end stainless steel appliances and enhanced with undermount lighting and marble backsplash, creating a sophisticated yet practical space for cooking and entertaining. The luxury vinyl plank flooring throughout the unit adds a contemporary touch, while the nine-foot ceilings create an open and airy ambiance. You will be in awe by the luxurious 5-piece bathroom featuring full-height marble tiles and in-floor heating. The convenience of in-suite laundry adds an extra layer of ease to your everyday living. This exceptional unit comes complete with an oversized parking stall, a secure storage locker, and additional secured bike storage. Located in the heart of the The Beltline, this condo is steps away from the city's best dining, shopping, and entertainment. Don't miss this rare opportunity to own a slice of urban luxury. ***Pets permitted, a total of two dogs or two cats.***

Inclusions: **Floating Storage -TV, Shelves X3 - Bar, All Fobs & Keys.**

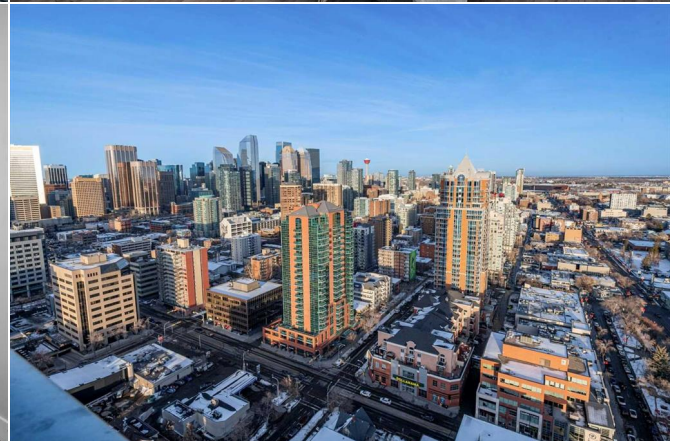
Property Listed By: **Real Broker**

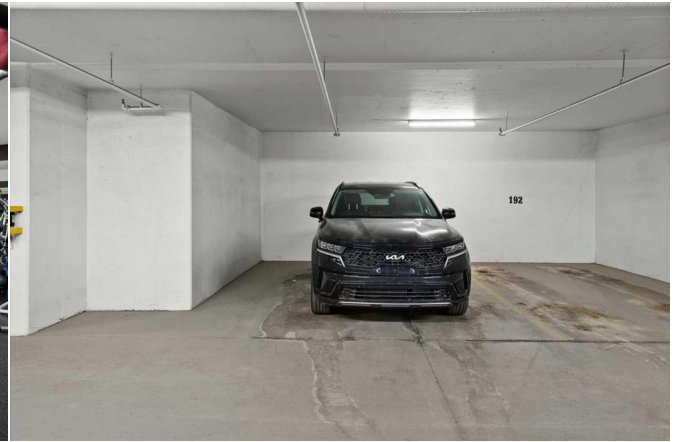
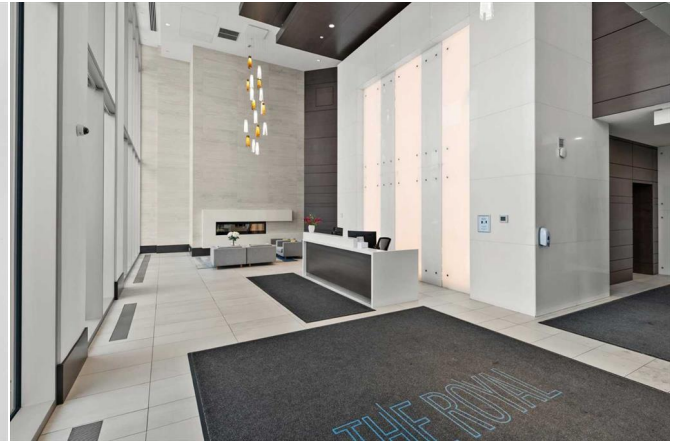
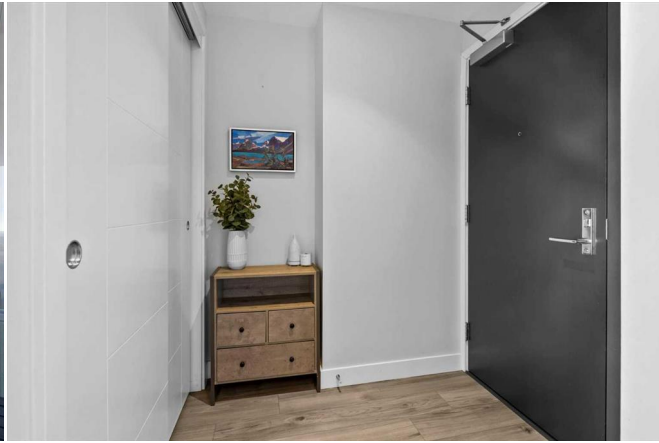
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











2803-930 16 Ave SW, Calgary, AB

Main Floor Interior Area 736.75 sq ft



PREPARED 2024-05-09

Window heights are indicated from take floor area in 1000R floor plans. All room dimensions and floor areas must be confirmed by independent verification.

