



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**930 16 Avenue #2704, Calgary T2R 1c2**

MLS® #: **A2190454**      Area: **Beltline**      Listing Date: **01/30/25**      List Price: **\$790,000**  
 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: **1,040**  
 Low Sqft:  
 Ttl Sqft: **1,040**

DOM

**0**

Layout

Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat: **Corner Lot,Views**  
 Park Feat: **Assigned,Underground**

Utilities and Features

Roof: **Metal**  
 Heating: **In Floor,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`5" x 12`10"
Dining Room	Main	10`6" x 8`0"
Bedroom	Main	11`6" x 11`5"
Other	Main	14`11" x 6`5"
5pc Ensuite bath	Main	

Room	Level	Dimensions
Kitchen	Main	11`0" x 9`1"
Bedroom - Primary	Main	14`10" x 10`0"
Laundry	Main	3`3" x 3`0"
4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:  
**\$992**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1910993**

Remarks

Pub Rmks: **This spacious 1,040 sq ft (1,124 sq ft from builder's plans) 2 bedroom unit on the 27th floor of The Royal boasts incredible mountain, river valley and city views with a stunning open living space with floor to ceiling windows, flooding the space with natural light. Spacious living & dining areas are open to the kitchen finished with quartz counter tops, island/eating bar, custom cabinetry & a stainless steel appliance package - a perfect area for entertaining. The master retreat showcases a walk-in closet & spa-inspired 5 piece ensuite with dual sinks, oversized glass shower and soaker tub. Additional amenities include a private balcony, central A/C, in-suite laundry, 1 assigned parking stall & an assigned storage locker. Many building amenities include a sprawling outdoor patio with BBQ's & firepit, gym, steam room, sauna, squash court & owner's lounge with kitchen. Inner city living at its absolute finest! Renowned grocer, Urban Fare & Canadian Tire are out your front door, vibrant 17th Avenue is just steps away & easily walkto the downtown core. Measurement for 'Other' is the balcony.**

Inclusions: **N/A**  
Property Listed By: **Diamond Realty & Associates LTD.**

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











