



THE
A-TEAM

**RE/MAX
FIRST**

930 16 Avenue #1403, Calgary T2R 1C2

MLS® #: **A2199193**

Area: **Beltline**

Listing Date: **03/10/25**

List Price: **\$699,000**

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: **912**
Low Sqft:
Ttl Sqft: **912**

DOM

3

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Assigned, Underground

Utilities and Features

Roof:
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Refrigerator, Dishwasher, Gas Range, Microwave, Oven, Range Hood, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	14`10" x 12`2"	Bedroom	Main	9`1" x 11`11"
Dining Room	Main	14`7" x 6`8"	Kitchen	Main	14`7" x 8`4"
Living Room	Main	13`4" x 15`3"	4pc Bathroom	Main	7`11" x 5`4"
4pc Ensuite bath	Main	11`4" x 4`10"			

Legal/Tax/Financial

Condo Fee:
\$884

Title:
Fee Simple

Zoning:
DC

Fee Freq:
Monthly

Legal Desc: **1910993**

Remarks

Pub Rmks: **Welcome to this elegantly designed 2-bedroom 2-bathroom condo in Calgary's iconic Royal building, elevated above historic Mount Royal Village West and one block from the local shops, cafes and restaurants along 17th Avenue district. With sophisticated craftsmanship and carefully curated finishings, you will be truly immersed in the luxurious lifestyle you dream of. The space exudes a feeling of modern contemporary living complemented by vinyl plank wood floors and high 9 foot ceilings. Enter the minimalist's dream kitchen, with gleaming quartz countertops, custom built-ins, a gas range, and a sleek kitchen island. Both the refrigerator and dishwasher are integrated into the cabinetry for a clean, streamlined look. Natural light floods the dining and living area, which seamlessly connects to the north-facing balcony. Take a moment outside to enjoy the beautiful city skyline, then resume soaking in the gorgeous view from your cozy primary bedroom complete with walk-in closet and ensuite. The stylish ensuite is designed with ultimate comfort in mind, featuring in-floor heating, double vanities, and a glass shower. A second generously sized bedroom and second 4-piece bathroom complete the space. The unit comes equipped with in-suite laundry, central A/C, one assigned underground parking spot, one assigned storage locker, and full access to the Royal's incomparable building amenities. A state-of-the-art 24/7 fitness centre, squash court, sparkling clean steam room & sauna, rooftop terrace, and pristine social room are conveniently located on the 5th floor allowing for true luxury living! The Royal is an exceptionally secure, well-managed building with an inviting 24/7 concierge, secure parking, secure bike storage, and is pet-friendly. Schedule your private viewing today to see this unique property in person.**

Inclusions: **N/A**
Property Listed By: **Rentch Real Estate**

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











