

2207, 930 16 Avenue SW
Calgary, Alberta

MLS # A2219724



\$720,000

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|------------------|---|---------------|------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 941 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Heated Garage, Parkade, Secured, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------------|-------------------|--------|
| Heating: | Fan Coil | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 884 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Metal Siding | Zoning: | DC |
| Foundation: | - | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: None.

Envelope yourself in sleek, modern elegance! This very spacious 940 sq ft 2 bedroom, 2 bath unit on the 22nd floor of The Royal boasts unparalleled southwest mountain & city views & presents an open living space with floor to ceiling windows, flooding the space with natural light & views at every turn. Spacious living & dining areas are open to the chef inspired kitchen finished with quartz counter tops, island/eating bar, plenty of storage space & a stainless steel appliance package – a perfect area for entertaining. The primary retreat showcases ample closet space & spa-inspired 4 piece ensuite with dual sinks & oversized glass shower. The second bedroom & 4 piece bath is ideal for guests. Additional highlights 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 walk to the downtown core.