

2406, 930 16 Avenue SW
Calgary, Alberta

MLS # A2220262



\$719,000

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|------------------|------------------------------------|---------------|------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 930 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Metal | Condo Fee: | \$ 880 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Metal Siding | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: none

Welcome to The Royal—one of the Beltline’s most prestigious and modern high-rises. Perched on the 24th floor, this stunning corner unit offers sweeping downtown and city views through floor-to-ceiling windows, plus a spacious south-facing patio ideal for entertaining. Inside, the open-concept layout showcases a chef’s kitchen equipped with premium stainless steel appliances, a sleek 8' quartz island, and designer cabinetry with built-in spice shelves. The living and dining areas are bathed in natural light and finished with wide plank hardwood-style flooring. The elegant primary suite features a walk-in closet and a spa-inspired ensuite with double vanities and an oversized glass shower. A second bedroom and full bathroom offer flexibility for guests or a home office, while additional highlights include a generous foyer, in-suite laundry, and custom window coverings. Residents of The Royal enjoy exceptional amenities: a full fitness centre, squash court, event lounge with a gourmet kitchen, landscaped courtyard with BBQ and firepit, heated underground parking, heated storage, and 24-hour concierge service. Live in the heart of Calgary’s most vibrant neighbourhood—steps from 17th Ave, boutique shopping, top restaurants, and nightlife. Book your private showing today.