

# \$419,900 - 1401, 930 16 Avenue Sw, Calgary

MLS® #A2206958

**\$419,900**

1 Bedroom, 1.00 Bathroom, 586 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Luxury Living has never felt so affordable! Right in the heart of Beltline district, this upscale high rise will provide you with everything you need, from the intelligent design, beautiful West Facing view and the amenities that are offered. This 1 bed 1 bath + den unit offers an open floor plan, with floor to ceiling energy efficient windows flooded with natural light. Sliding door opens to the extra large West facing patio (20'x6'), with gas BBQ hook up, excellent for relaxing in the summer evenings. Elegant, modern interiors: wide plank laminate flooring, full size in suite front-loading washer & dryer, contemporary roller blinds and AIR CONDITIONING! Stylish functional kitchen with elegant quartz countertops & full height marble backsplash, designer cabinetry with ample storage & under cabinet lighting. Premium stainless steel appliances package. Generous size bedroom with large closet. 4 pc spa-inspired bathroom with in-floor heated tile & programmable thermostats & soaker tub. Unit comes with heated underground parking and a good sized storage locker. The Royal amenities includes: fitness facility, steam room & sauna, private dining area with full chef's kitchen, spacious social lounge, outdoor garden patio with built-in kitchen, squash court & 24 hrs concierge service. Royal building is conveniently located beside "Urban Fare" grocery store & Canadian Tire, also walking distance to restaurants & shops on 17 Avenue. Enjoy an urban lifestyle at an affordable price!



Built in 2019

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2206958          |
| Price          | \$419,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 586               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1401, 930 16 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 1C2                |

## Amenities

|                |                                                                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Party Room, Roof Deck, Secured Parking, Storage, Visitor Parking, Racquet Courts, Recreation Facilities, Recreation Room, Sauna |
| Parking Spaces | 1                                                                                                                                                                             |
| Parking        | Underground                                                                                                                                                                   |

## Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Sauna |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Range                                   |
| Heating           | Forced Air                                                                                                                    |
| Cooling           | Central Air                                                                                                                   |
| # of Stories      | 34                                                                                                                            |

**Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Concrete, Metal Siding |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 15              |
| Zoning         | DC              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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