



## 930 16 Avenue Calgary Alberta

\$579,900

Welcome to The Royal! One of Calgary's premier condo high rises. Situated in the heart of the Beltline offering a true inner-city lifestyle. Modern sophisticated design. Floor to ceiling windows fill the space with natural light. Superb open floor plan. Beautiful laminate wood flooring throughout. The gourmet kitchen is highlighted by the quartz countertops and full height backsplash, large central island and stainless-steel appliances including a gas stove plus matching paneled fridge and dishwasher. Kitchen is open to the spacious dining and living rooms featuring unobstructed gorgeous west views. Generous primary suite is complete with a walk in closet and beautiful ensuite bath with floating dual vanities and large walk-in glass and tile shower. Second bedroom is great for guests, roommates or home office and offers a cheater door to the main bath. The oversized balcony is an ideal space for the warmer months. Full size in suite laundry completes the package. Elegant, secure, and functional main lobby with 24hr concierge service. Residents can enjoy the many amenities including a fitness center, steam room, sauna, squash court, outdoor courtyard, and private dining and social rooms. Ideally located mere steps to 17th Avenue, a plethora of eclectic restaurants, parks, greenspace, cafes, nightlife and shops. Bonus the building is connected to Canadian Tire and Urban Fare Market. Nothing to do but move in and enjoy! (id:6769)

Living room 13.42 Ft x 13.00 Ft

Kitchen 10.75 Ft x 9.17 Ft

Dining room 13.00 Ft x 8.00 Ft

Laundry room 6.00 Ft x 3.08 Ft

Primary Bedroom 12.17 Ft x 10.00 Ft

Bedroom 9.75 Ft x 9.17 Ft

4pc Bathroom 11.50 Ft x 4.83 Ft

4pc Bathroom 8.67 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

**RE/MAX**  
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