



## 930 16 Avenue Calgary Alberta

\$439,000

Location. Luxury. Lifestyle. Welcome home to #2305 in The Royal, the most coveted High Rise in the 17th Avenue District, built by renowned BOSA Developments. Presenting a rare opportunity to secure a 23rd floor, east facing one-bedroom plus den unit that brings urban luxury living in the area to an entirely new level. Enter into a stunning lobby of contemporary elegance with a 24 hour Concierge service to greet you. Ascend to your new home in one of three high speed elevators. Upon entry, you find the unit bathed in an abundance of natural light through the floor to ceiling, wall to wall windows, all while maintaining a comfortable temperature with the central AC. You can't help but indulge in the breathtaking downtown views from your living room. The gourmet kitchen makes cooking a delight, with quartz countertops and backsplash, ample cabinetry and storage, undermount lighting, gas range, and high end appliances including an integrated refrigerator and dishwasher. The dream kitchen seamlessly connects to the living room, creating an inviting space for entertaining. Extend your living space to the outdoor patio area that spans the full length of the unit, where gorgeous sunrises are a sight to behold. Imagine working from home and taking time to have your lunch bistro style on the balcony, or have a mid-afternoon siesta in your hammock in the sky. Continue to enjoy the views in the peaceful primary bedroom, which provides a second opening to the outdoor patio. The spa-like bathroom includes heated floors to keep your feet comfortably warm, a floating vanity with motion sensor lighting to gently illuminate your space for late night treks to the lou, and a shower with soaker tub for when you feel like pampering yourself with a luxurious bath. In suite stacked laundry is only one of many everyday conveniences. Have peace of mind knowing your vehicle is safe from the ...

4pc Bathroom 7.67 Ft x 4.83 Ft

Primary Bedroom 10.83 Ft x 9.83 Ft

Kitchen 11.67 Ft x 7.75 Ft

Den 6.33 Ft x 5.00 Ft

Living room 12.00 Ft x 11.08 Ft

Dining room 11.08 Ft x 7.00 Ft

Laundry room 2.92 Ft x 2.92 Ft

Foyer 5.00 Ft x 4.00 Ft

Other 20.58 Ft x 6.42 Ft

Listing Presented By:



Originally Listed by:  
Charles

<https://www.charlesrealestate.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
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