



## 930 16 Avenue Calgary Alberta

\$739,900

Open House Saturday 1:30-3:30 and Sunday 1:30-3:30pm. With \$30,000 in upgrades, this 2-bedroom, 2-bathroom home is next level in sophistication. Perched on the 25th floor of The Royal, Calgary's premier high-rise in the vibrant Beltline district. This stunning South East corner unit offers breathtaking 270-degree views of the city skyline and majestic mountains, all from a sprawling 33-foot balcony--perfect for watching fireworks and enjoying the open southern exposure. The balcony is accessible from both the living area and the spacious primary bedroom, offering seamless indoor-outdoor living. Inside, high-end finishes abound, crown mouldings and pot-lights are throughout the main living space and solid core doors add a level of privacy for the bedrooms and bathrooms. The sleek kitchen features a premium BOSCH appliance package, including a gas range, chimney hood fan, and a beautiful quartz island with a striking waterfall edge. Both the refrigerator and dishwasher are integrated into the cabinetry for a clean, streamlined look. The luxurious bathrooms feature full tile finishes and Duravit sinks, enhancing the overall elegance of the home. Natural light floods the space throughout the day, and all windows feature electric window coverings controlled via app for ultimate convenience. Custom closets provide ample storage, while heated underground parking and a dedicated storage locker offer added peace of mind. Central air conditioning ensures year-round comfort. The Royal is rich with amenities that elevate urban living. Enjoy 24/7 concierge services, a fully equipped gym, a steam/sauna, a racquetball court, and a party room. Step onto the inviting rooftop patio, complete with BBQs, or relax in the owners' lounge, which boasts a chef's kitchen perfect for more intimate gatherings. This pet-friendly complex (allowing 2 pets) stands in a league of its own, offering ...

Kitchen 14.50 Ft x 9.08 Ft

Dining room 13.92 Ft x 7.75 Ft

Living room 13.92 Ft x 13.75 Ft

Laundry room 4.33 Ft x 3.00 Ft

Other 33.00 Ft x 6.42 Ft

Foyer 6.00 Ft x 5.25 Ft

Primary Bedroom 11.92 Ft x 10.00 Ft

Bedroom 12.00 Ft x 9.25 Ft

4pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
[darylcarlson@shaw.ca](mailto:darylcarlson@shaw.ca)