



## 930 16 Avenue Calgary Alberta

\$649,900

Over \$25,000 in upgrades. Great views. Awesome location. The Royal is a modern, high-rise residential building completed in 2019 by BOSA, ideally located in the vibrant Beltline district near Uptown 17th Avenue's shopping and entertainment area at 17th Avenue & 8th Street SW. Upon entering, you are greeted by a stunning lobby with contemporary elegance and a park view, complemented by a 24-hour concierge for a warm welcome and enhanced security. Three high-speed elevators ensure quick access to your residence. The suite itself is a sunlit southwest corner unit that enjoys ample afternoon and evening sunshine. It features spacious, wall-to-wall, floor-to-ceiling windows, wide plank luxury vinyl floors, and painted flat ceilings. The kitchen is both stylish and functional, equipped with quartz countertops and premium appliances, including a Bosch gas range and dishwasher, a refrigerator, a Panasonic microwave, and Whirlpool laundry. The unit also boasts a large balcony with lighting, electric outlets, and gas BBQ hookups, deck tiles and river rock offering over 200 square feet of outdoor living space. There are two spacious bedrooms and two full baths. The primary has double sinks in the ensuite. Residents of The Royal enjoy access to a fully equipped fitness facility, steam room, sauna, squash court, social lounge with TV and billiards, an expansive outdoor patio area with BBQs, and a private dining room with a full kitchen for catered events. For convenience, Save-On-Foods premium grocery store and Canadian Tire Express Store are located right next door, while Mount Royal Village and Tompkins Park are just across the street. The unit comes with one indoor heated underground parking stall and a storage locker. Additionally, the unit includes over \$25,000 in upgrades, such as custom California closet organizers, a murphy bed, blackout drapes, deck tiles, and river rock....

Kitchen 14.75 Ft x 11.50 Ft

Dining room 14.50 Ft x 7.08 Ft

Living room 13.50 Ft x 11.50 Ft

Primary Bedroom 14.58 Ft x 12.17 Ft

Bedroom 12.00 Ft x 8.92 Ft

3pc Bathroom 8.08 Ft x 5.50 Ft

4pc Bathroom 11.50 Ft x 4.92 Ft

Listing Presented By:



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