

\$649,900 - 1606, 930 16 Avenue Sw, Calgary

MLS® #A2083311

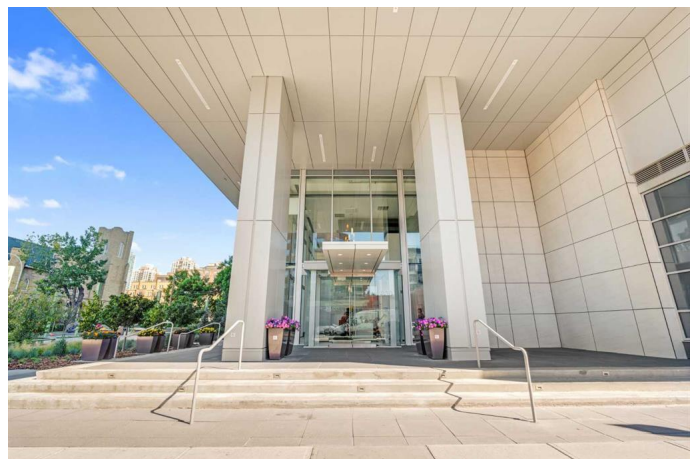
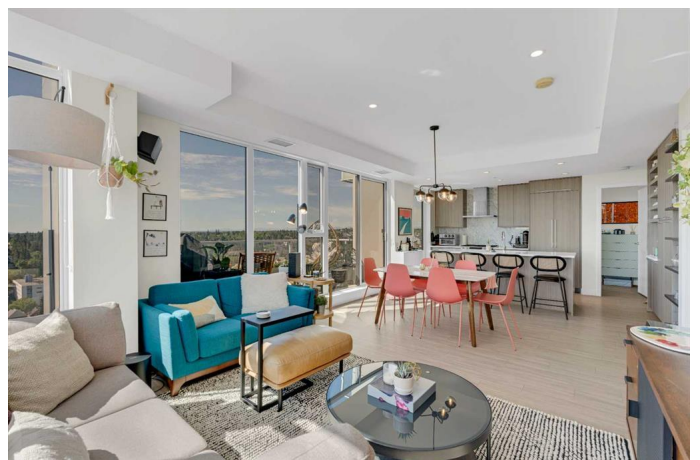
\$649,900

2 Bedroom, 2.00 Bathroom, 901 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Unbelievable views from this 2 bedroom, 2 bathroom corner unit in the amenity-rich Royal Building. This modern and sophisticated unit has it all – quality craftsmanship, a plethora of natural light, central air conditioning and a grand open floor plan perfectly situated around the double walls of windows showcasing those unforgettable views. Culinary adventures are inspired in the gorgeous gourmet kitchen featuring stone countertops, a gas stove, a built-in refrigerator, a plethora of full-height cabinets, a centre island and of course endless views. The dining room centres the open concept space with plenty of casually elegant space for meals and entertaining. Nestled amongst floor to ceiling windows the living is truly a phenomenal retreat for basking in infinite city views. Enjoy morning coffees and evening barbeques on the expansive deck or simply unwind with the city lights and stampede fireworks as the breathtaking backdrop. Wake up each day with those spectacular views from the indulgent primary bedroom that also boasts a luxurious ensuite with dual vanities and an oversized shower. Perfectly situated on the other side of the unit for ultimate privacy is the second bedroom and second bathroom. In-suite laundry and underground parking add to your convenience. Residents enjoy the added benefits of a fitness centre, steam room, sauna, squash court, 24-hour concierge/security (no more missing packages!), an outdoor courtyard and private dining and social rooms perfect for hosting



events. Ideally located mere steps to 17th Avenue – within walking distance to some of Calgary’s best restaurants, cafes, nightlife and shops. Plus the building is connected to Canadian Tire and Urban Fare Market. This outstanding home in a perfect location lets you embrace a maintenance-free urban lifestyle at its finest!

Built in 2019

Essential Information

MLS® #	A2083311
Price	\$649,900
Sold Price	\$624,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1606, 930 16 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1C2

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Game Court Interior, Party Room, Picnic Area, Recreation Facilities, Recreation Room, Secured Parking
Parking Spaces	1

Parking	Parkade, Underground
---------	----------------------

Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
-------------------	---

Appliances	Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Range Hood, Washer, Window Coverings
------------	---

Heating	Fan Coil, Natural Gas
---------	-----------------------

Cooling	Central Air
---------	-------------

# of Stories	34
--------------	----

Basement	None
----------	------

Exterior

Exterior Features	Barbecue, Courtyard
-------------------	---------------------

Lot Description	Views
-----------------	-------

Roof	Other
------	-------

Construction	Concrete, Metal Siding
--------------	------------------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	September 25th, 2023
-------------	----------------------

Date Sold	November 14th, 2023
-----------	---------------------

Days on Market	49
----------------	----

Zoning	DC
--------	----

HOA Fees	0.00
----------	------

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.