

\$449,900 - 2201, 930 16 Avenue Sw, Calgary

MLS® #A2114433

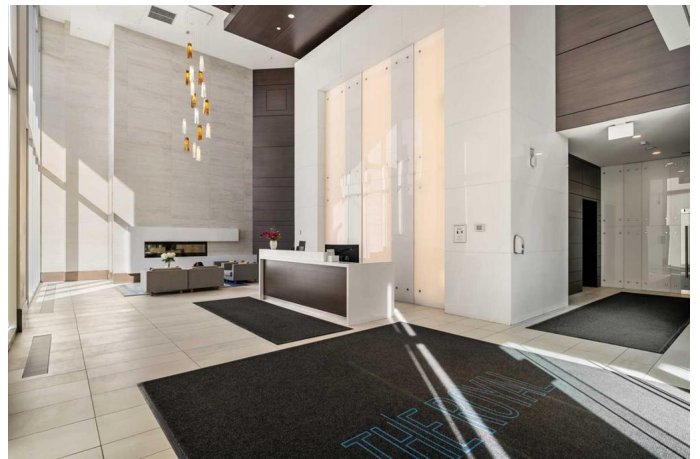
\$449,900

1 Bedroom, 1.00 Bathroom, 589 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

EXPANSIVE WEST MOUNTAIN VIEWS | UPGRADED LUXURY UNIT | AIR CONDITIONING | A rare opportunity to secure a 22nd FLOOR, WEST FACING one-bedroom unit in "THE ROYAL", the most coveted High Rise in the Beltline by renowned BOSA Developments that brings URBAN, LUXURY LIVING in the area to an entirely new level. A stunning lobby of contemporary elegance overlooks a park with 24-HR CONCIERGE/SECURITY to welcome you home. 3 HIGH SPEED ELEVATORS lift you to your OASIS in the SKY. Abundant NATURAL LIGHT streams through the WALL to WALL, FLOOR to CEILING WINDOWS as you enter. Indulge in breathtaking city and mountain views from your own living room with no concerns about temperature with CENTRAL AIR CONDITIONING. An open floorplan, 9 FT FLAT CEILINGS, beautiful WIDEPLANK FLOORING and elegant CUSTOM BUILT-IN CABINETRY create a minimal, stylistic esthetic. The GOURMET KITCHEN is a chef's dream, highlighted by full QUARTZ countertops and backsplash, extensive cabinetry and storage, UNDERMOUNT LIGHTING, HIGH-END appliances including a FULL-SIZE GAS RANGE with a Built-In paneled REFRIGERATOR and DISHWASHER. The dream kitchen seamlessly connects to the living room, with CUSTOM ELECTRIC BLINDS, creating an inviting space for entertaining. That extends to the outdoor patio area with GAS Hook Up that



spans the entire length of the unit, where STUNNING SUNSETS are a daily spectacle. Continue to enjoy the VIEWS in the GENEROUS primary suite, opening onto the outdoor patio or close the ELECTRIC BLACKOUT BLINDS for a peaceful rest. The spa-like, spacious bathroom includes HEATED FLOORS, a floating vanity with MOTION SENSORED LIGHTING, built in shelving and large soaker tub with GLASS and TILE SHOWER. Wisely using the space, these METICULOUS ORIGINAL OWNERS transformed an undefined space into an inviting WORKSPACE with a CUSTOM BUILT-IN DESK and OVERHEAD CABINETS. There's also a full-sized stacked LAUNDRY in suite. UNDERGROUND, HEATED, SECURE PARKING STALL as well as VISITOR PARKING and a SPACIOUS, CONVENIENTLY LOCATED storage unit. What really sets this building apart from all the rest, is your membership to CLUB ROYAL "featuring a FULLY EQUIPPED FITNESS FACILITY that rivals professional gyms, his and her change and restrooms - use the showers to extend your time back and forth in the STEAM ROOM & DRY SAUNA. A beautiful and popular SQUASH COURT, Social Lounge with TV & BILLIARDS that opens to the spacious OUTDOOR GARDEN TERRACE complete with BBQ's and FRONT ROW SEATS TO STAMPEDE FIREWORKS. Take advantage of these social areas and the FULL CHEF QUALITY KITCHEN & DINNER HOSTING ROOM to entertain friends and family and gather with fantastic, friendly neighbours. URBAN FARE MARKET & CANADIAN TIRE conveniently connected. MOUNT ROYAL VILLAGE & the quaint TOMPKINS PARK are located just across the street along with the endless and eclectic restaurants, cafes, eateries, shops, pubs & nightlife that the area infamously offers. Finally the perfect unit in the building you have been

waiting for!

Built in 2019

Essential Information

MLS® #	A2114433
Price	\$449,900
Sold Price	\$445,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	589
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	2201, 930 16 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1C2

Amenities

Amenities	Elevator(s), Game Court Interior, Parking, Party Room, Racquet Courts, Recreation Facilities, Recreation Room, Sauna, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Underground

Interior

Interior Features	Built-in Features, Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Washer, Window Coverings
Heating	In Floor, Forced Air

Cooling	Central Air
# of Stories	34

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	April 17th, 2024
Days on Market	33
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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