

\$1,050,000 - 3002, 930 16 Avenue Sw, Calgary

MLS® #A2146354

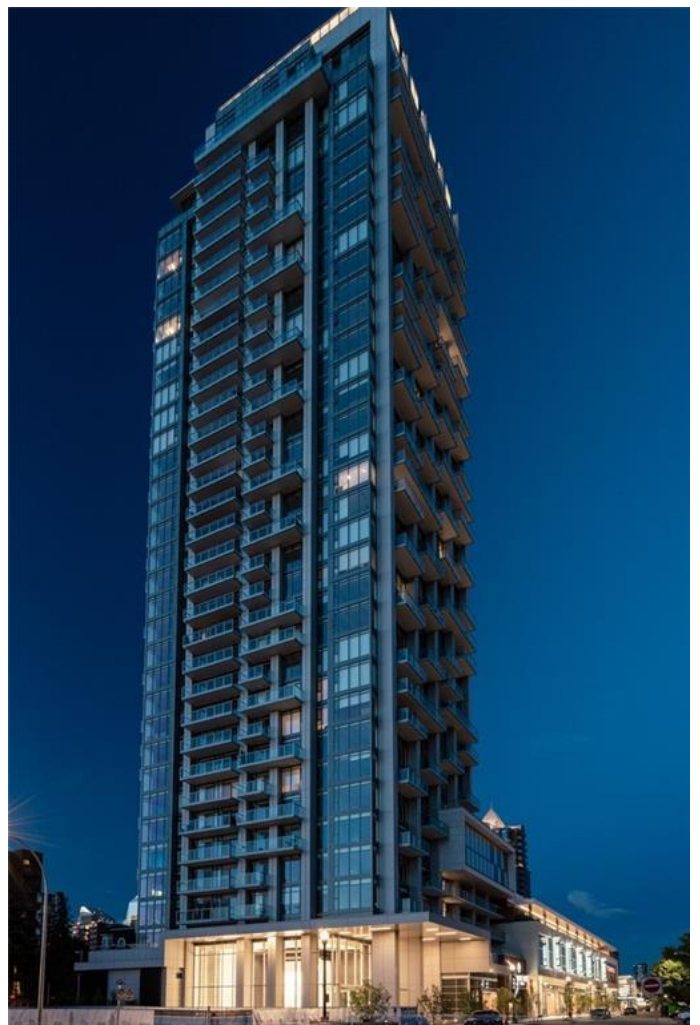
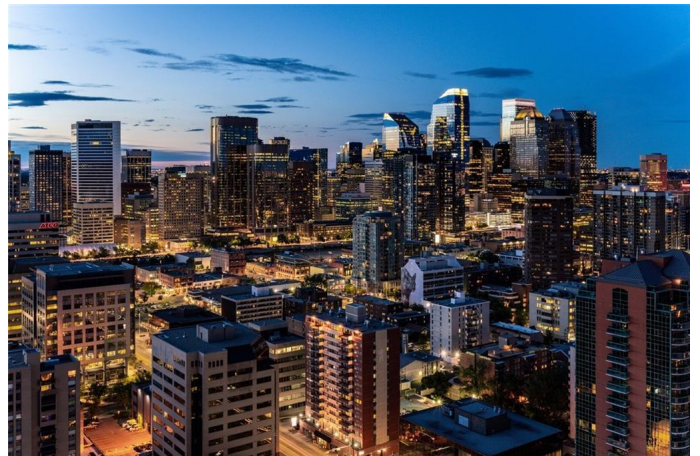
\$1,050,000

2 Bedroom, 2.00 Bathroom, 1,323 sqft

Residential on 0.25 Acres

Beltline, Calgary, Alberta

Indulge in the epitome of contemporary sophistication with this expansive 1,323-square-foot residence, perched on the 30th floor of The Royal. From this vantage point, you'll be captivated by unparalleled city views, while inside, an open living space awaits, adorned with floor-to-ceiling windows that usher in abundant natural light and offer breathtaking vistas at every glance. The generously proportioned living and dining areas seamlessly blend with the chef-inspired kitchen, which features exquisite quartz countertops, an inviting island with an eating bar, custom cabinetry, and a stainless-steel appliance package—a culinary haven perfectly suited for hosting and entertaining. The master retreat is a true sanctuary, boasting a substantial walk-in closet and a spa-inspired four-piece ensuite with dual sinks and an oversized glass-enclosed shower. A well-appointed second bedroom and an additional four-piece bathroom provide comfort and convenience for guests. For those seeking a private workspace or den, a tucked-away office is thoughtfully positioned off the foyer, offering a tranquil setting for productivity. This exceptional residence also includes a private balcony, central air conditioning, in-suite laundry, two assigned parking stalls, and an allocated storage locker. The building itself offers an array of amenities, including a sprawling outdoor patio equipped with BBQs and a firepit, a well-equipped gym, steam room, sauna, squash court, and an inviting



owner's lounge with a kitchen. Situated in the heart of the city, you'll find renowned grocer Urban Fare and Canadian Tire right at your doorstep. A short stroll brings you to vibrant 17th Avenue, while a leisurely walk will take you to the bustling downtown core. This is urban living at its absolute finest, offering both luxury and convenience in equal measure.

Built in 2019

Essential Information

MLS® #	A2146354
Price	\$1,050,000
Sold Price	\$1,050,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,323
Acres	0.25
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	3002, 930 16 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1C2

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Racquet Courts, Recreation Room, Sauna, Secured Parking, Storage
Parking Spaces	2
Parking	Assigned, Heated Garage, Underground

Interior

Interior Features	Breakfast Bar, Closet Organized, No Animal Home, Recessed Lighting, Soaking Tub
Appliances	Dishwasher, Dryer, Gas Stove, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	33

Exterior

Exterior Features	Built-in Barbecue, Private Entrance
Lot Description	Low Maintenance Landscaped
Roof	Metal
Construction	Concrete, See Remarks

Additional Information

Date Listed	July 3rd, 2024
Date Sold	July 3rd, 2024
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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