

**2207, 930 16 Avenue SW**  
**Calgary, Alberta**
**MLS # A2219724**

**\$699,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 884
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

**Inclusions:** None.

Envelope yourself in sleek, modern elegance! This very spacious 940 sq ft 2 bedroom, 2 bath unit on the 22nd floor of The Royal boasts unparalleled southwest mountain & city views & presents an open living space with floor to ceiling windows, flooding the space with natural light & views at every turn. Spacious living & dining areas are open to the chef inspired kitchen finished with quartz counter tops, island/eating bar, plenty of storage space & a stainless steel appliance package – a perfect area for entertaining. The primary retreat showcases ample closet space & spa-inspired 4 piece ensuite with dual sinks & oversized glass shower. The second bedroom & 4 piece bath is ideal for guests. Additional highlights include a private balcony, central A/C, in-suite laundry, 1 assigned parking stall & an assigned storage locker. Many building amenities include a sprawling outdoor patio with BBQ's & firepit, gym, steam room, sauna, squash court & owner's lounge with kitchen. Inner city living at its absolute finest! Renowned grocer, Urban Fare & Canadian Tire are out your front door, vibrant 17th Avenue is just steps away & easily walk to the downtown core.