



GRASSROOTS
REALTY GROUP

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2207, 930 16 Avenue SW
Calgary, Alberta

MLS # A2219724



\$720,000

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

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

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.