



GRASSROOTS
REALTY GROUP

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2406, 930 16 Avenue SW
Calgary, Alberta

MLS # A2220262



\$699,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	930 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 880
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: none

Welcome to The Royal—one of the Beltline’s most prestigious and modern high-rises. Perched on the 24th floor, this stunning corner unit offers sweeping downtown and city views through floor-to-ceiling windows, plus a spacious south-facing patio ideal for entertaining. Inside, the open-concept layout showcases a chef’s kitchen equipped with premium stainless steel appliances, a sleek 8’ quartz island, and designer cabinetry with built-in spice shelves. The living and dining areas are bathed in natural light and finished with wide plank hardwood-style flooring. The elegant primary suite features a walk-in closet and a spa-inspired ensuite with double vanities and an oversized glass shower. A second bedroom and full bathroom offer flexibility for guests or a home office, while additional highlights include a generous foyer, in-suite laundry, and custom window coverings. Residents of The Royal enjoy exceptional amenities: a full fitness centre, squash court, event lounge with a gourmet kitchen, landscaped courtyard with BBQ and firepit, heated underground parking, heated storage, and 24-hour concierge service. Live in the heart of Calgary’s most vibrant neighbourhood—steps from 17th Ave, boutique shopping, top restaurants, and nightlife. Book your private showing today.