



**1607, 930 16 Avenue SW
Calgary, Alberta**

MLS # A2239870



\$695,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	929 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 898
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

*Check out 3D Virtual Tour!*Welcome to The Royal, a premier residence from renowned developer Bosa Developments, ideally located in the heart of Mount Royal and the Beltline. Situated above Urban Fare and Canadian Tire shopping malls, and just steps from the bustling shops, cafes and restaurants of 17th Avenue, it offers the ultimate in urban convenience. This impressive 16th floor corner unit features two bedrooms and two bathrooms with new luxury vinyl flooring. Enjoy stunning city and mountain views from the spacious and comfortable living area or from the oversized full-length private balcony - a rare perk in a high-rise residence. The kitchen is modern and sophisticated with quartz countertops, designer marble backsplashes and premium Bosch stainless steel appliances. Floor-to-ceiling windows allow for an abundance of natural light, especially in the bright and airy master bedroom suite, creating an elegant and warm ambience. Additional amenities include central air conditioning, in-suite laundry and luxurious in-building amenities. Whether you're looking for a stylish downtown lifestyle or a quality investment, this exceptional unit has it all.