



GRASSROOTS
REALTY GROUP

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908, 930 16 Avenue SW
Calgary, Alberta

MLS # A2252681



\$419,800

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	543 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Guest, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 532
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, Soaking Tub, Stone Counters, Storage		

Inclusions: N/A

Live like royalty in the Beltline! Just steps from 17th Ave's dining, shopping, and nightlife, this 1 bed, 1 bath condo combines luxury finishes with unbeatable convenience. Floor-to-ceiling windows fill the open-concept layout with natural light, while the executive kitchen boasts BOSCH appliances, a gas range, built-in fridge/freezer, stone countertops, sleek cabinetry, and a spacious island perfect for entertaining. The west-facing balcony offers sun-filled living and an inviting extension of the space. The primary bedroom features stunning views and exceptional closet space, while the spa-inspired bathroom includes a deep soaker tub. Added conveniences include in-suite laundry, underground parking, and a secure storage locker. At The Royal, residents enjoy access to 10,000+ sq.ft. of amenities at Club Royal, featuring a fitness centre, steam room, sauna, squash court, owner's lounge, chef's kitchen, private dining room, and a landscaped garden terrace with BBQs. A 24/7 concierge and stylish lobby elevate the lifestyle, while on-site Canadian Tire and Urban Fare Market ensure everything you need is immediately accessible. Steps away from restaurants, bars, stores, groceries, transit, Memorial Park, and Elbow River pathways, this home offers the perfect blend of modern comfort, urban energy, and luxury living.