



GRASSROOTS
REALTY GROUP

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**1401, 930 16 Avenue SW
Calgary, Alberta**

MLS # A2206958

\$419,900



Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	586 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 559
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Sauna		

Inclusions: NA

Luxury Living has never felt so affordable! Right in the heart of Beltline district, this upscale high rise will provide you with everything you need, from the intelligent design, beautiful West Facing view and the amenities that are offered. This 1 bed 1 bath + den unit offers an open floor plan, with floor to ceiling energy efficient windows flooded with natural light. Sliding door opens to the extra large West facing patio (20'x6'), with gas BBQ hook up, excellent for relaxing in the summer evenings. Elegant, modern interiors: wide plank laminate flooring, full size in suite front-loading washer & dryer, contemporary roller blinds and AIR CONDITIONING! Stylish functional kitchen with elegant quartz countertops & full height marble backsplash, designer cabinetry with ample storage & under cabinet lighting. Premium stainless steel appliances package. Generous size bedroom with large closet. 4 pc spa-inspired bathroom with in-floor heated tile & programmable thermostats & soaker tub. Unit comes with heated underground parking and a good sized storage locker. The Royal amenities includes: fitness facility, steam room & sauna, private dining area with full chef's kitchen, spacious social lounge, outdoor garden patio with built-in kitchen, squash court & 24 hrs concierge service. Royal building is conveniently located beside "Urban Fare" grocery store & Canadian Tire, also walking distance to restaurants & shops on 17 Avenue. Enjoy an urban lifestyle at an affordable price!