

# \$650,000 - 602, 930 16 Avenue Sw, Calgary

MLS® #A2243071

**\$650,000**

2 Bedroom, 2.00 Bathroom, 916 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Royalâ€”one of the Beltlineâ€™s most prestigious and modern high-rises. This building was designed to provide residences with luxurious and comfortable living. This NW 2 bedroom and 2 bathroom corner unit features a BRIGHT open concept design, large flexible living space (kitchen/dining area/ living room) and floor to ceiling windows which showcase the great downtown and west views of the Calgary skyline. The chef inspired kitchen is fully equipped with high end appliances, quartz counter tops and plenty of storage. Other features include A/C, a gas line on the huge balcony and in-suite full sized laundry. The large primary bedroom fits a king sized bed and has a walk-in closet, 4 piece spa like en-suite with large shower and double vanities.

The 2nd bedroom is spacious and can be used as an office. Other features include 1 secure underground parking stall (close to the elevator) and separate storage locker located on the 2nd floor. NEW black out drapes in both bedrooms. Residents can enjoy the many amenities including a fitness center, steam room, sauna, squash court, 24 hour CONCIERGE/security, outdoor courtyard and private dining and social room. Located just off 17th avenue, residents are within walking distance of some of Calgary's best restaurants, cafes, and shops. Not to mention you are right above a Canadian tire and an Sobeys grocery store. This great suite is in one of Calgary's most sought-after



neighborhoods and caters to the needs of modern-day living. Book your viewing today. This is a pet friendly building with board approval!

Built in 2019

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2243071          |
| Price          | \$650,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 916               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 602, 930 16 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 1C2               |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Recreation Room, Visitor Parking |
| Parking Spaces | 1                                                                                       |
| Parking        | Parkade, Underground                                                                    |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan, Soaking Tub, Walk-In Closet(s)               |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings |

|              |             |
|--------------|-------------|
| Heating      | Forced Air  |
| Cooling      | Central Air |
| # of Stories | 34          |

## Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony, Storage |
| Construction      | Concrete         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 28               |
| Zoning         | DC               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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