

# \$695,000 - 1607, 930 16 Avenue Sw, Calgary

MLS® #A2239870

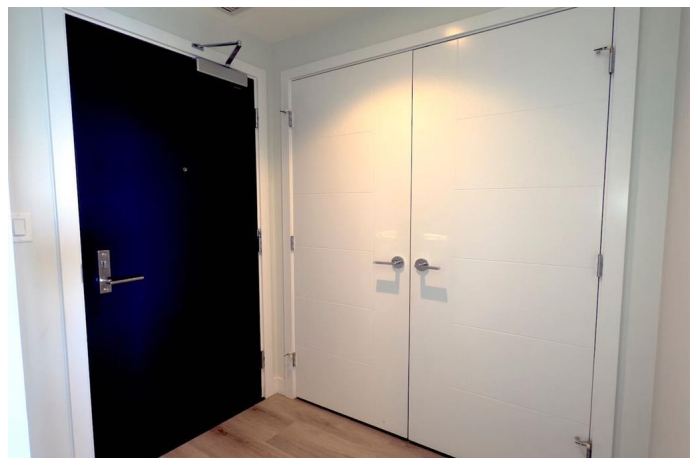
**\$695,000**

2 Bedroom, 2.00 Bathroom, 929 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

\*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.



Built in 2019

## Essential Information

MLS® #                      A2239870

Price                        \$695,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 929               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1607, 930 16 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 1C2                |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | Parking, Party Room, Recreation Facilities, Storage, Fitness Center, Recreation Room, Sauna |
| Parking Spaces | 1                                                                                           |
| Parking        | Assigned, Underground                                                                       |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                                 |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                      |
| Cooling           | Central Air                                                                     |
| # of Stories      | 34                                                                              |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Barbecue, Fire Pit, Storage |
| Construction      | Concrete, Metal Siding      |
| Foundation        | Poured Concrete             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 60              |
| Zoning         | DC              |

**Listing Details**

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Sunflower Realty & Property Management Inc. |
|----------------|---------------------------------------------|

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