

**303, 930 16 Avenue SW**  
**Calgary, Alberta**

**MLS # A2215586**



**\$395,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Beltline                           |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 583 sq.ft.                         | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Parkade, Stall, Underground        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 577 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Metal Siding   | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Low Flow Plumbing Fixtures, Pantry, Stone Counters, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Afraid of heights but want to live in one of Calgary's premier buildings? Well look no more! Welcome to The Royal—where thoughtful design, everyday comfort, and a highly walkable lifestyle come together in the heart of Calgary's vibrant Beltline. This beautifully appointed 1-bedroom residence offers a smart layout, elevated finishes, and access to some of the most impressive amenities in the city. From the moment you step inside, you'll appreciate the clean lines, 9' ceilings, and wide-plank flooring that runs throughout. (Seller will provide a \$4,000 credit to have the laminate flooring replaced). The open-concept living space flows seamlessly into the contemporary kitchen, featuring custom cabinetry, integrated high-end appliances, quartz counters, and a streamlined design that's equal parts stylish and functional. A spacious bedroom with built-in closet organizers, a full 4-piece bath with modern low-flow fixtures, and in-suite laundry round out the interior highlights. Step out onto the oversized balcony and take in the view—perfect for a morning coffee or an evening glass of wine overlooking the park across the street. This unit also comes with titled underground parking and a separate storage locker for your convenience. Ownership here includes access to Club Royal, an exclusive 10,000+ sq. ft. amenity space that rivals top-tier hotels. You'll enjoy a fully equipped fitness centre, squash court, steam room, sauna, owners' lounge, and even a chef's kitchen with private dining. Plus, an elevated outdoor garden terrace complete with BBQs and firepit lounges gives you plenty of space to unwind or entertain. With Urban Fare, Analog Coffee, restaurants, boutiques, and green space just steps from your door, this is truly one of Calgary's best inner-city addresses for those seeking the perfect mix

of luxury, lifestyle, and location.