

**1004, 930 16 Avenue SW
 Calgary, Alberta**
MLS # A2259781
\$374,900

Heating: Fan Coil

Water: -

Floors: Laminate, Tile

Sewer: -

Roof: -

Condo Fee: \$ 532

Basement: -

LLD: -

Exterior: Concrete, Metal Siding

Zoning: DC

Foundation: -

Utilities: -

Features: Breakfast Bar, Open Floorplan, Soaking Tub, Stone Counters, Storage

Inclusions: N/A

Welcome to 1004, 930 16 Avenue SW, situated in Calgary's vibrant entertainment district, steps from top restaurants, shops, and nightlife. Access your unit directly via one of three high-speed elevators, and be greeted by a bright, open-concept design with floor-to-ceiling windows that showcase stunning city views and brand new vinyl plank flooring throughout.. The gourmet kitchen is a true highlight, featuring quartz countertops, full-height cabinets, and a spacious breakfast bar island—perfect for entertaining. The adjacent dining and living areas are flooded with natural light and offer direct access to a large balcony, ideal for morning coffee or evening gatherings against the breathtaking backdrop. The spacious primary bedroom also boasts fantastic views creating a serene retreat. The stylish bathroom includes a deep soaker tub, and additional features like in-suite laundry, underground parking, and a separate storage locker ensure convenience. The building offers a wealth of amenities, including a 10,000 sq. ft. "Club Royal" with an elevated garden terrace, BBQs, steam room, sauna, gym, squash court, owner’s lounge, chef's kitchen, and private dining area. An on-site concierge (24/7) and glamorous lobby add to the luxury living experience. Plus, with Canadian Tire and Urban Fare Market on-site, everything you need is at your doorstep. Nearby attractions include grocery stores, Elbow River pathways, transit, and Memorial Park.