

**703, 930 16 Avenue SW
 Calgary, Alberta**
MLS # A2264650

\$624,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	928 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	None, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 898
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to unit 703 in The Royal! A lovely 2 bedroom 2 bathroom double balcony corner unit with stunning downtown views. The floor to ceiling windows flood the main living space with natural light and the north and east vistas are stunning. The bright kitchen is fully equipped with a large quartz island, high end appliances, plenty of cabinet and counter space with custom built in - all overlooking the main living and dining areas, perfect for entertaining. Large primary bedroom, with direct access to the second balcony, features a walk-in closet, an ensuite with a large glass door shower, double vanity and heated floors. The second bedroom is located on the opposite side of the unit, perfect for guests or home office. Other features include air conditioning, a gas line on the balcony for bbq, in-suite full size stacked laundry and additional 4 piece bathroom with soaker tub. Residents can enjoy the many amenities including a fitness center, steam room, sauna, squash court, 24-hour concierge/security, outdoor courtyard, and private dining area for larger get togethers. Located just off 17th avenue you will have quick access to great shopping, restaurants, groceries, coffee shops and pubs. Building is very pet friendly, with approval, and there are many parks and green spaces near by. This unit is complete with a secure heated underground parking space and a separate storage locker. An excellent well cared for urban home.