

**2307, 930 16 Avenue SW
Calgary, Alberta**

MLS # A2214069



\$709,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	916 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Leased, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 884
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters		

Inclusions: Murphy Bed with Mattress and Built-in Desk

PRICE IMPROVED! rare opportunity to secure a 23rd FLOOR, SOUTH & WEST FACING two bedroom corner unit in "THE ROYAL"; the most coveted High Rise in the Beltline by renowned BOSA Developments brings URBAN, LUXURY LIVING in the area to an entirely new level. A stunning lobby of contemporary elegance overlooks an urban park with the most professional and friendly 24-HR CONCIERGE/SECURITY to welcome you home. 3 HIGH SPEED ELEVATORS are available to lift you to your OASIS in the SKY. A private spacious foyer greets you and the abundant NATURAL LIGHT streams through the WALL to WALL, FLOOR to CEILING WINDOWS as you enter. Indulge in EXPANSIVE VIEWS over the city canopy to the SOUTH and breathtaking mountain views to the WEST. 9 FT FLAT CEILINGS, beautiful WIDEPLANK FLOORING and elegant CUSTOM BUILT-IN CABINETRY create a minimal, stylistic aesthetic. The GOURMET KITCHEN is a chef's dream, highlighted by full QUARTZ countertops, extensive cabinetry and storage, UNDERMOUNT LIGHTING, HIGH-END appliances including a FULL-SIZE GAS RANGE with a Built-In PANELLED REFRIGERATOR and DISHWASHER. The dream kitchen seamlessly connects to the living room creating an inviting space for entertaining. That extends to the spacious SOUTH FACING outdoor patio area with GAS Hook Up and gorgeous views. The VIEWS continue in the GENEROUS primary suite, with WALK-IN closet and BUILT-IN storage. Sleep comfortably every night with CENTRAL AC. The ensuite includes HEATED FLOORS, floating his & her vanities and a gorgeous GLASS walk-in SHOWER. The 2nd bedroom is multi-functional with a CUSTOM CALIFORNIA CLOSET Murphy bed and desk with shelving - a fantastic space to use as a home office

and convert to a guest room when needed. The main full bath with a soaker tub continues with the high end finishes. There's also a full-sized stacked LAUNDRY in suite. UNDERGROUND, HEATED, SECURE and well situated PARKING STALL as well as VISITOR PARKING, ELECTRIC CAR CHARGING station, and spacious storage unit on the 3rd floor. Unmatched anywhere else, is your membership to CLUB ROYAL – featuring a FULLY EQUIPPED FITNESS FACILITY that rivals professional gyms, his & her change rooms, STEAM ROOM & DRY SAUNA, and a popular SQUASH COURT. There's also a Social Lounge with TV & BILLIARDS that opens to the OUTDOOR GARDEN TERRACE complete with Gazebo covered BBQ's and FRONT ROW SEATS TO STAMPEDE FIREWORKS. Take advantage of these social areas and the FULL CHEF QUALITY KITCHEN & DINNER HOSTING ROOM to entertain friends and family and gather with fantastic, friendly neighbours. SAVE ON FOODS & CANADIAN TIRE are conveniently connected to the complex via the parkade. There are plenty of DOG PARKS near by to enjoy. MOUNT ROYAL VILLAGE is located just across the street. Starbucks and Deville Coffee along with several acclaimed restaurants such as LuLu and Porch are just steps away from your doorstep. Enjoy the urban lifestyle that the area infamously offers. Finally the perfect unit in the building you are longing to call home.