

**2503, 930 16 Avenue SW  
Calgary, Alberta**

**MLS # A2218874**



**\$754,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	930 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 884
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to Unit 2503 at The Royal. Discover sophisticated urban luxury in the heart of Calgary's dynamic Beltline. Perfectly positioned just steps from the vibrant 17th Avenue Shopping and Entertainment District, The Royal stands as a signature landmark of contemporary elegance and convenience, masterfully crafted by the renowned BOSA Developments. From the moment you arrive, you'll be greeted by 24/7 concierge and security services, ensuring complete peace of mind. Three high-speed elevators whisk you to the 25th floor, where this stunning two-bedroom residence awaits. Inside, floor-to-ceiling, wall-to-wall windows flood the space with natural light and showcase breathtaking panoramic views of downtown Calgary and the majestic Rocky Mountains, all visible from your expansive private patio. The interior design is elevated with upgraded wide plank luxury vinyl flooring, sleek flat-painted ceilings, and a modern, open-concept layout. The chef-inspired kitchen features quartz countertops, a Bosch gas range, an integrated dishwasher, a paneled refrigerator, a Panasonic microwave, and a custom wine rack — perfectly blending functionality with upscale finishes. The primary suite offers a generous walk-in closet and a spa-like ensuite with a double vanity and a beautifully tiled glass shower. The thoughtfully designed layout is complete with a spacious second bedroom, an additional 4-piece bathroom, and a convenient in-suite laundry room. CLUB ROYAL enhances your lifestyle with exclusive access to a fully equipped fitness center, steam room, sauna, squash court, stylish social lounge with TV, and an expansive outdoor terrace with BBQs — ideal for entertaining or relaxing. Located next door to Urban Fare Premium Grocery and Canadian Tire Express, and just moments from Mount Royal Village, GoodLife Fitness,

Tomkins Park, and countless shops and restaurants, The Royal offers unparalleled access to the very best of inner-city living.