

**2305, 930 16 Avenue SW  
Calgary, Alberta**

**MLS # A2225595**



**\$439,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	573 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 559
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Glass, Metal Siding , Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

**Inclusions:** N/A

Location. Luxury. Lifestyle. Welcome home to #2305 in The Royal, the most coveted High Rise in the 17th Avenue District, built by renowned BOSA Developments. Presenting a rare opportunity to secure a 23rd floor, east facing one-bedroom plus den unit that brings urban luxury living in the area to an entirely new level. Enter into a stunning lobby of contemporary elegance with a 24 hour Concierge service to greet you. Ascend to your new home in one of three high speed elevators. Upon entry, you find the unit bathed in an abundance of natural light through the floor to ceiling, wall to wall windows, all while maintaining a comfortable temperature with the central AC. You can't help but indulge in the breathtaking downtown views from your living room. The gourmet kitchen makes cooking a delight, with quartz countertops and backsplash, ample cabinetry and storage, undermount lighting, gas range, and high end appliances including an integrated refrigerator and dishwasher. The dream kitchen seamlessly connects to the living room, creating an inviting space for entertaining. Extend your living space to the outdoor patio area that spans the full length of the unit, where gorgeous sunrises are a sight to behold. Imagine working from home and taking time to have your lunch bistro style on the balcony, or have a mid-afternoon siesta in your hammock in the sky. Continue to enjoy the views in the peaceful primary bedroom, which provides a second opening to the outdoor patio. The spa-like bathroom includes heated floors to keep your feet comfortably warm, a floating vanity with motion sensor lighting to gently illuminate your space for late night treks to the lou, and a shower with soaker tub for when you feel like pampering yourself with a luxurious bath. In suite stacked laundry is only one of many everyday conveniences. Have peace of mind

knowing your vehicle is safe from the elements and secured in your assigned stall in the heated underground parking. What truly sets this building apart from the rest, is Club Royal - replete with fantastic amenities. Featuring a fully equipped fitness facility that rivals professional gyms, his and her change rooms, steam room & dry sauna, a spacious squash court, and a Social Lounge that opens to the beautiful and serene outdoor garden patio. Invite guests to picnic on the terrace, and dine al fresco during the warm summer evenings. For cooler days, entertain in the private, reservations only hosting space, complete with full gourmet kitchen. Save On Foods and Canadian Tire are conveniently connected for a jaunt down for last minute ingredients or household items. Mount Royal Village & Tompkins Park are located a few steps away, along with the endless array of eclectic shops, restaurants, and green spaces. Make #2305 at The Royal your new home and enjoy the true pedestrian lifestyle!