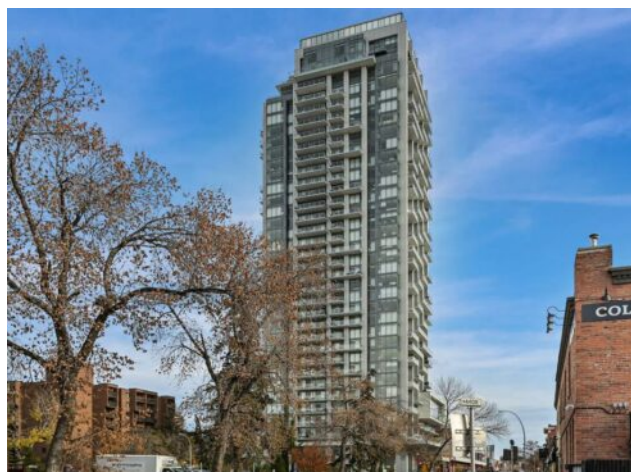


**203, 930 16 Avenue SW
Calgary, Alberta**

MLS # A2194859



\$348,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-High-Rise (5+)		
Size:	421 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Garage Door Opener, Heated Garage, Private Electric Vehicle Charge Station		
Lot Size:	-		
Lot Feat:	-		

Heating: Ceiling, In Floor, Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Tar/Gravel

Basement: -

Exterior: Concrete

Foundation: -

Features: Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Storage

Water: -

Sewer: -

Condo Fee: \$ 415

LLD: -

Zoning: DC

Utilities: -

Inclusions: All furniture, kitchen ware, TV

Welcome to this fully furnished studio at The Royal, a stunning 34-story building built by BOSA in 2019. Nestled in the heart of Calgary's vibrant Beltline, this spacious 421 sq.ft studio offers incredible value. Just steps away from the best shops, restaurants, and nightlife on trendy 17th Ave, this studio boasts two private storage lockers on the same floor and an underground heated parking stall. As you enter, you'll be captivated by the seamless flow of light flooding through the expansive floor-to-ceiling windows. The open concept design creates a sense of spaciousness and allows for flexible furniture arrangements. The main living space is elegantly finished with modern and tasteful touches, including laminate floors that extend throughout the apartment, adding warmth and sophistication. The well-appointed kitchen seamlessly blends into the living area, featuring full-height cabinets with under-mount lighting, quartz backsplash, quartz countertops, high-end stainless-steel appliances, built-in fridge along with a gas stove and central air conditioning. The bathroom is a haven of luxury, complete with full-height ceramic tiles and in-floor heating. In-unit laundry with a full-size washer/dryer adds to your convenience. Step outside to the spacious 216 square feet outdoor terrace, complete with a BBQ-gas line and privacy screens. Perfect for enjoying morning coffee or simply relaxing, this terrace offers a peaceful retreat. For added convenience, the building boasts three high-speed elevators, secure bike storage, and two newly installed EV charging stations. The Royal offers unparalleled amenities, including a sprawling almost 14-acre rooftop garden, BBQ areas, a well-equipped gym, squash court, steam room, and party rooms with kitchen facilities for entertaining guests. The world-class lobby is staffed by a 24-hour concierge, providing an

extra layer of peace of mind. Convenience is at your doorstep with Save On Foods, Canadian Tire, and Best Buy just minutes away. Don't miss out on this exceptional buy, call now and schedule your private tour today!