

# \$395,000 - 303, 930 16 Avenue Sw, Calgary

MLS® #A2215586

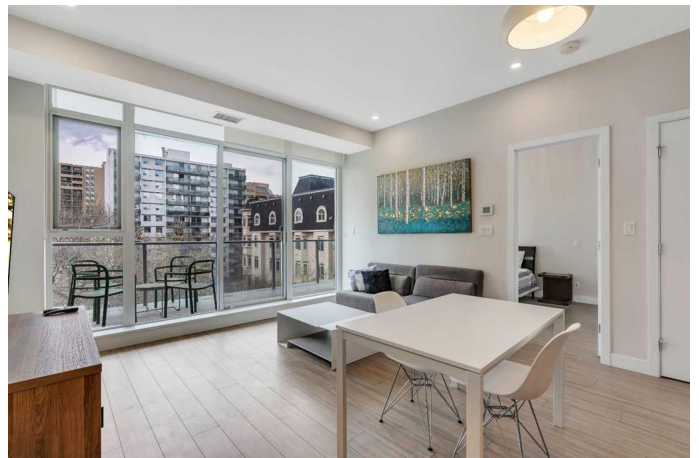
**\$395,000**

1 Bedroom, 1.00 Bathroom, 583 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Afraid of heights but want to live in one of Calgary's premier buildings? Well look no more! Welcome to The Royal where thoughtful design, everyday comfort, and a highly walkable lifestyle come together in the heart of Calgary's vibrant Beltline. This beautifully appointed 1-bedroom residence offers a smart layout, elevated finishes, and access to some of the most impressive amenities in the city. From the moment you step inside, you'll appreciate the clean lines, 9' ceilings, and wide-plank flooring that runs throughout. (Seller will provide a \$4,000 credit to have the laminate flooring replaced). The open-concept living space flows seamlessly into the contemporary kitchen, featuring custom cabinetry, integrated high-end appliances, quartz counters, and a streamlined design that's equal parts stylish and functional. A spacious bedroom with built-in closet organizers, a full 4-piece bath with modern low-flow fixtures, and in-suite laundry round out the interior highlights. Step out onto the oversized balcony and take in the view perfect for a morning coffee or an evening glass of wine overlooking the park across the street. This unit also comes with titled underground parking and a separate storage locker for your convenience. Ownership here includes access to Club Royal, an exclusive 10,000+ sq. ft. amenity space that rivals top-tier hotels. You'll enjoy a fully equipped fitness centre, squash court, steam room, sauna, owners lounge, and



even a chef’s kitchen with private dining. Plus, an elevated outdoor garden terrace complete with BBQs and firepit lounges gives you plenty of space to unwind or entertain. With Urban Fare, Analog Coffee, restaurants, boutiques, and green space just steps from your door, this is truly one of Calgary’s best inner-city addresses for those seeking the perfect mix of luxury, lifestyle, and location.

Built in 2019

**Essential Information**

MLS® #	A2215586
Price	\$395,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	583
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	303, 930 16 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1C2

**Amenities**

Amenities	Elevator(s), Fitness Center, Picnic Area, Recreation Facilities, Storage, Visitor Parking, Gazebo, Game Court Interior, Party Room, Racquet Courts, Recreation Room, Sauna
Parking Spaces	1
Parking	Parkade, Stall, Underground

## Interior

Interior Features	High Ceilings, Low Flow Plumbing Fixtures, Pantry, Stone Counters, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Gas Stove, Microwave, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	34

## Exterior

Exterior Features	Balcony, Fire Pit
Construction	Concrete, Metal Siding

## Additional Information

Date Listed	April 30th, 2025
Days on Market	3
Zoning	DC

## Listing Details

Listing Office	RE/MAX First
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