

# \$744,900 - 2503, 930 16 Avenue Sw, Calgary

MLS® #A2218874

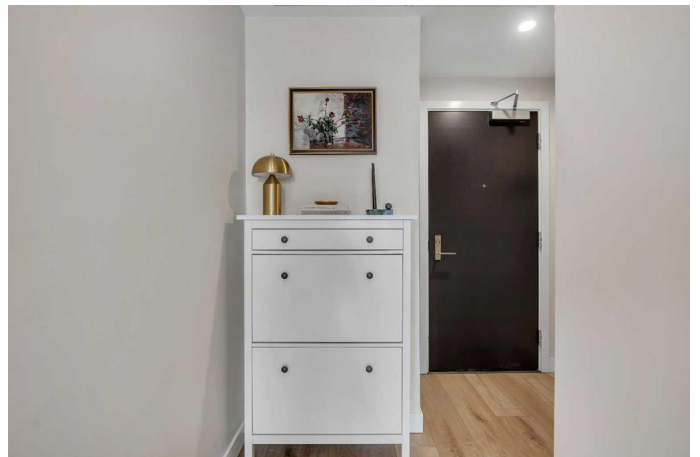
## \$744,900

2 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

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.

Built in 2019

### Essential Information

MLS® #	A2218874
Price	\$744,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	930
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2503, 930 16 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1C2

### Amenities

Amenities	Fitness Center, Racquet Courts, Recreation Facilities, Sauna, Secured Parking
-----------	---

Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior 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)
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	34

### Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit
Construction	Concrete, Metal Siding

### Additional Information

Date Listed	May 9th, 2025
Days on Market	40
Zoning	DC

### Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.