

# \$649,900 - 706, 930 16 Avenue Sw, Calgary

MLS® #A2208476

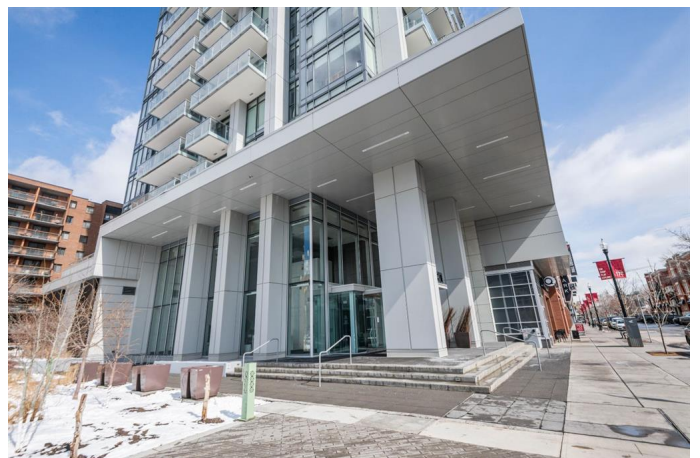
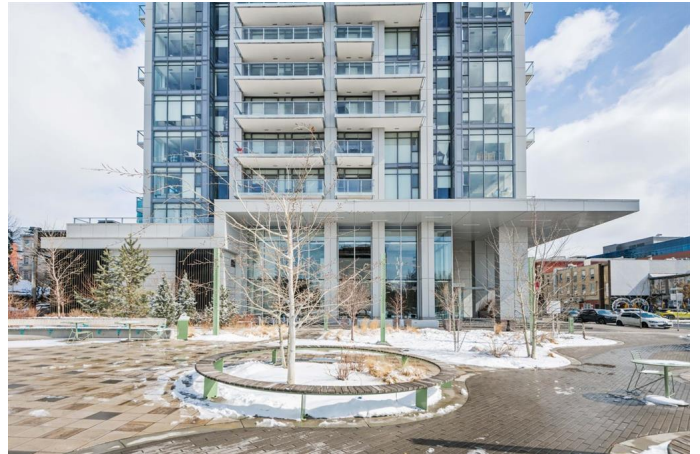
## \$649,900

2 Bedroom, 2.00 Bathroom, 929 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Amazing sunny south west facing condo in the beltline featuring 2 bedrooms and 2 bathrooms (one of which is a 4pc ensuite) plus large balcony with natural gas hookups. Excellent integrated craftsmanship throughout with ample cupboard space, clean lines, oversized sink, soft close drawers, and breakfast bar lighting. Presenting an open layout with large quartz kitchen island along with sleek modern touches extending into the bright living room. The spacious master has a walk in closet with organizer. The second bedroom, adjacent to the living room has multiple uses, along with another well appointed 4pc bathroom. Large floor to ceiling windows allow for an abundance of light while the central AC and blinds work to keep the condo comfortable. Enjoy the secure underground assigned parking (P6-242) right off the elevator plus the assigned locker storage(P60-J1-40). The secure, well built "Royal" concrete building has a gorgeous lobby with 24 hr concierge, numerous amenities including semi-covered terrace with barbecues, squash court, complete gym, steam room, sauna, and common living space with equipped kitchen and games such as billiards in the spacious social areas (all located on the 5th/6th floors). This corner unit apartment is a must see! Enjoy a coffee on your private balcony with the comfort of shopping, transit, nightlife and green space just outside your door. Make an appointment to view today!



Built in 2019

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2208476          |
| Price          | \$649,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 929               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 706, 930 16 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R1C2                |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Park, Parking, Party Room, Picnic Area, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Bicycle Storage, Game Court Interior, Other, Racquet Courts, Recreation Facilities, Roof Deck, Recreation Room, Sauna |
| Parking Spaces | 1  |
| Parking        | Underground  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Window Coverings, Built-In Refrigerator, Oven, Washer/Dryer Stacked |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| # of Stories      | 34  |

**Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Concrete, Metal Siding |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 12              |
| Zoning         | DC              |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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