

# \$375,000 - 303, 930 16 Avenue Sw, Calgary

MLS® #A2215586

**\$375,000**

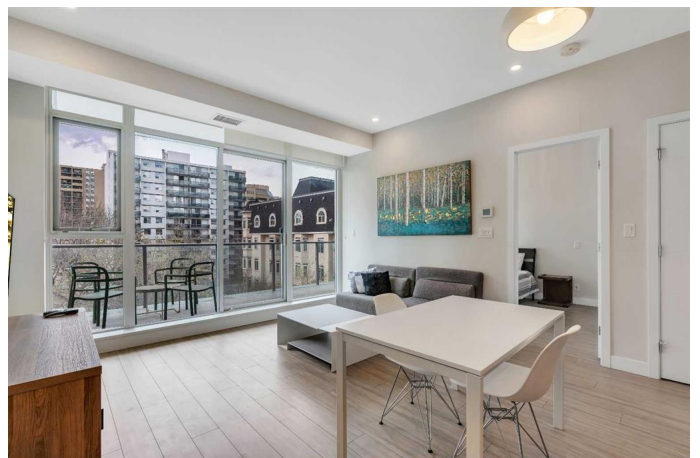
1 Bedroom, 1.00 Bathroom, 583 sqft

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          | \$375,000         |
| 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, Party Room, Picnic Area, Recreation Facilities, Recreation Room, Storage, Visitor Parking, Gazebo, Game Court Interior, Racquet Courts, 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        | Dishwasher, Gas Stove, Microwave, Washer/Dryer Stacked, Window Coverings, Built-In Refrigerator |
| 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 | 69               |
| 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.