



**2406, 930 16 Avenue SW, Calgary, Alberta - \$699,000**



Main Photo

## Property Description

Welcome to The Royal—one of the Beltline’s most prestigious and modern high-rises. Perched on the 24th floor, this stunning corner unit offers sweeping downtown and city views through floor-to-ceiling windows, plus a spacious south-facing patio ideal for entertaining. Inside, the open-concept layout showcases a chef’s kitchen equipped with premium stainless steel appliances, a sleek 8' quartz island, and designer cabinetry with built-in spice shelves. The living and dining areas are bathed in natural light and finished with wide plank hardwood-style flooring.

The elegant primary suite features a walk-in closet and a spa-inspired ensuite with double vanities and an oversized glass shower. A second bedroom and full bathroom offer flexibility for guests or a home office, while additional highlights include a generous foyer, in-suite laundry, and custom window

coverings. Residents of The Royal enjoy exceptional amenities: a full fitness centre, squash court, event lounge with a gourmet kitchen, landscaped courtyard with BBQ and firepit, heated underground parking, heated storage, and 24-hour concierge service. Live in the heart of Calgary's most vibrant neighbourhood—steps from 17thave, boutique shopping, top restaurants, and nightlife. Book your private showing today.

## REALTOR Referral

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