



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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2406, 930 16 Avenue SW  
Calgary, Alberta

MLS # A2220262



\$719,000

|             |                                                                                                   |            |        |
|-------------|---------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air                                                                                        | Water:     | -      |
| Floors:     | Ceramic Tile, Laminate                                                                            | Sewer:     | -      |
| Roof:       | Metal                                                                                             | Condo Fee: | \$ 880 |
| Basement:   | -                                                                                                 | LLD:       | -      |
| Exterior:   | Concrete, Metal Siding                                                                            | Zoning:    | DC     |
| Foundation: | -                                                                                                 | Utilities: | -      |
| Features:   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |            |        |
| Inclusions: | none                                                                                              |            |        |

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.