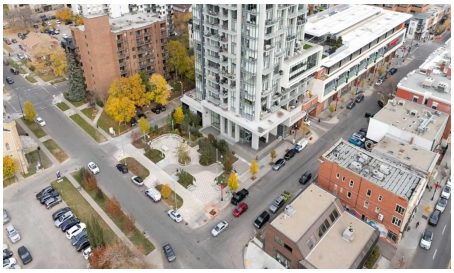
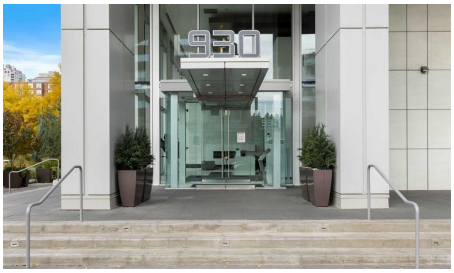
1903 930 16 Avenue SW

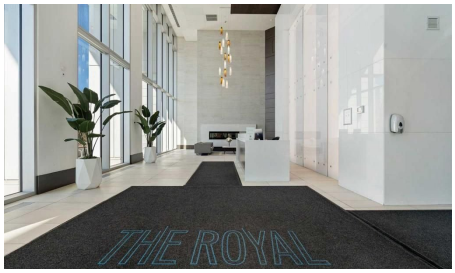
Calgary | Active | MLS® A2350762

$599,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2019**	**912.39 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Perched high above the Beltline on the 19th floor of the highly sought-after The Royal, this impressive NE corner unit delivers the combination buyers are looking for: incredible natural light, sweeping skyline views, an exceptional floor plan, and amenities that feel more like a private club than a condominium building. Step inside and the first thing you'll notice is the light. Floor-to-ceiling windows wrap the open-concept living space, filling the home with sunshine and showcasing spectacular views across downtown Calgary that become especially spectacular as the city lights come alive at night. The kitchen is beautifully appointed with quartz countertops, built-in appliances and a generous breakfast bar, while remaining completely open to the spacious dining area and comfortable living room. An ideal setup whether you're hosting friends or enjoying a quiet night at home. The kitchen also provides direct access to the large balcony with a gas line for the BBQ and views toward the river valley and mountains. It's an ideal spot to unwind at the end of the day or gather with friends on a warm summer evening. The primary bedroom is a true retreat, featuring a walk-in closet and a beautifully finished 4-piece ensuite with dual sinks and heated floors, a welcome luxury on Calgary mornings. The second bedroom is nicely sized and works equally well as a bedroom or dedicated home office, with another full 4-piece bathroom conveniently located nearby. Practicality is just as strong. This home comes with heated underground parking and a large storage locker (that is approximately 4'x6'x6') , giving you the space and convenience that downtown living demands. Residents have access to the Royal Club, a spectacular 10,000 sq. ft. private amenity space featuring a fitness centre, squash court, sauna, steam room, party and games room, plus a stunning 5th-floor terrace complete with built-in BBQs and lounge areas. Add visitor parking and a loading dock, and you have a building designed around making everyday life easier and considerably more enjoyable. Outside your door, the Beltline delivers one of Calgary's most vibrant urban lifestyles. Walk to an endless selection of restaurants, coffee shops, upscale bars and boutique shopping, with the downtown core close at hand and iconic 17th Avenue SW just steps away. This isn't simply a downtown condo. It's a front row seat to the best of Calgary with the views, space, amenities and location to match. Call to book your private viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350762
Bedrooms	2
Bathrooms	2
Year Built	2019
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	912.39 sq. ft.
Condo Fee:	$914.77
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	19
Stories Total:	34
Levels:	Single Level Unit
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	5
Year built:	2019 (Age: 7)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1910993
Heating:	Boiler, Heat Pump
New Constr.:	No

Construction Material:	Concrete, Metal Siding
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Laminate, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Assigned, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Royal
Community:	Beltline
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Racquet Courts, Recreation Facilities, Roof Deck, Sauna, Visitor Parking
Appliances:	See Remarks
Inclusions:	Refrigerator, gas stove, dishwasher, hoodfan, microwave, washer, dryer, all window coverings
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Pets Allowed, Short Term Rentals Not Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Kitchen · 14'7" × 11'7" ·
Main Floor	Living Room · 13'5" × 11'3" ·
Main Floor	Dining Room · 14'7" × 7'1" ·

Main Floor	Bedroom - Primary · 14'10" × 12'4" ·
Main Floor	Bedroom · 11'11" × 9'1" ·
Main Floor	Balcony · 14'11" × 6'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1903-930-16-avenue-sw-calgary-a2350762/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.