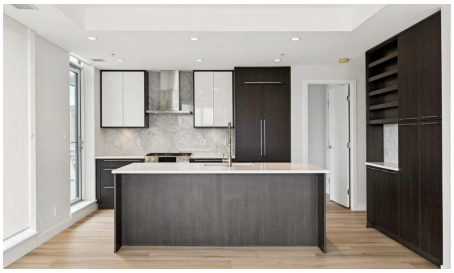
602 930 16 Avenue SW

Calgary | Active | MLS® A2330264

$525,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2019**	**933.79 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

This updated corner residence has walls of windows allowing in natural light and framing sweeping views of the city. New flooring throughout the living spaces and bedrooms complements the home's 9' ceilings, refined finishes, and clean contemporary design. At the heart of the home, the chef-inspired kitchen pairs rich dark wood cabinetry with crisp white finishes, quartz countertops, a marble backsplash, and a gas range. A generous central island with breakfast seating creates an inviting place to gather, while a pantry, dedicated coffee station, and integrated refrigerator and dishwasher keep the space sleek and highly functional. The spacious primary suite offers a peaceful retreat, complete with a walk-in closet featuring built-in organizers and a bright, beautifully appointed ensuite. Dual vanities, abundant storage, and an oversized shower add to the sense of comfort and luxury. A second bedroom and full bathroom provide excellent flexibility for overnight guests, a home office, or additional living space. In-suite laundry completes the thoughtful layout. Residents of The Royal enjoy an impressive collection of amenities, including concierge service, a fitness centre, squash courts, sauna and steam rooms, a rooftop patio and garden, and a welcoming party room with a fireplace and pool table. The unit also includes one assigned underground parking stall and a storage locker. Pets are welcome with board approval. Ideally situated along vibrant 17th Avenue, this exceptional home offers a truly walkable urban lifestyle. Some of the city's best restaurants, cafés, boutiques, grocery stores, and everyday services are just steps away, with convenient access to the downtown core. A sophisticated residence in one of the area's most desirable buildings.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2330264
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:	933.79 sq. ft.
Main Level Finished Area:	933.79 sq. ft.
Condo Fee:	$914.77
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Interior Maintenance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
Front Exposure:	South
Unit Exposure:	Northwest
Floor Location:	Other
Entry Level:	6
Stories Total:	34
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
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:	Forced Air
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)

Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, 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 Room, Roof Deck, Visitor Parking
Appliances:	Dishwasher, Garburator, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	2 Fobs for underground parkade
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Restrictive Covenant
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Foyer · 6'8" × 6' ·
Main Floor	Living Room · 12' × 12' ·
Main Floor	Dining Room · 13'6" × 9' ·
Main Floor	Kitchen · 14'5" × 9' ·
Main Floor	Bedroom - Primary · 12'1" × 10' ·
Main Floor	Walk-In Closet · 6'8" × 5' ·

Main Floor	Bedroom · 9'9" × 9'3" ·
Main Floor	Laundry · 6' × 3'2" ·
Main Floor	Balcony · 15' × 6'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Closet Organizers, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Exterior Features:	Balcony, Storage
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Jul 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/602-930-16-avenue-sw-calgary-a2330264/

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