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Century 21 Bamber Realty Ltd
1612 17 Ave SW
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705, 930 16 Avenue SW, Beltline, Calgary, Alberta, T2R 1C2, Canada

MLS®# A1082019



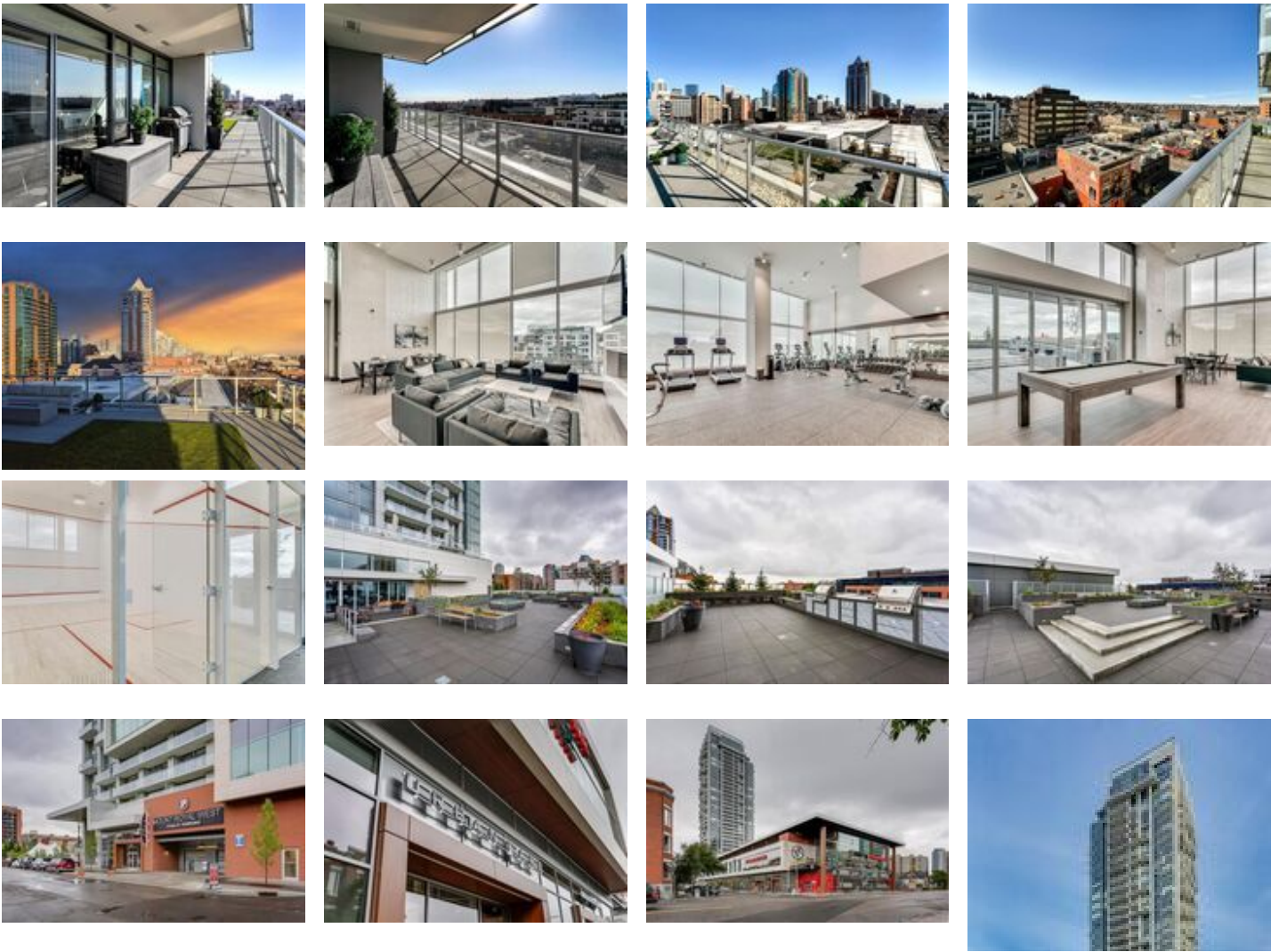
Property Value	\$799,900
Type	Apartment
Style	Apartment
Parking	Stall, Titled, Underground
Year Built	2019
Living Area	927.32 sq.ft.
Bedrooms	2
Bathrooms	2 full

Description

PATIO GOALS!! This one of a kind corner unit at the Royal is one of the most impressive unique spaces in the building. This expansive 927 sq ft 2 bed/2 bed unit with a 1165 sq ft PRIVATE PATIO in one of the best locations off of 17th Ave will have you dreaming of the space. With unrivalled city views from east to west and an open living space with floor to ceiling windows, this unit is flooded with natural light & views at every turn. Spacious living & dining areas are open to the chef inspired kitchen finished with quartz counter tops, island/eating bar, custom cabinetry & a stainless steel appliance package – a perfect area for entertaining. The master retreat features a walk-in closet & spa-inspired en-suite with heated floors, dual sinks & oversized glass shower. The second bedroom & 4 piece bath is ideal for guests. Step out to the massive private patio which is perfect place for all of your summertime socially distanced hangouts, with views of downtown, stampede and all of the murals east to west on 17th with far less wind than a high up floor patio. Catch the sunsets, stampede fireworks, tend to your garden or play a few yard games on the newly installed turf. You will sure to be the envy of all of your friends with this outdoor space with no balconies overlooking your new patio. Additional highlights include central A/C, in-suite laundry, titled parking stall & an assigned storage locker. With a ton of building amenities which include a sprawling outdoor communal patio (this unit overlooks the communal patio) with BBQ's & firepit, gym, steam room, sauna, squash court & owner's lounge with kitchen. Inner city living at its absolute finest! Urban Fare, KB & CO, Starbucks & Canadian Tire are out your front door, vibrant 17th Avenue is just steps away & easily walk to the downtown core. Immerse yourself in sleek, modern elegance!







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