

\$625,000 - 1130, 720 13 Avenue Sw, Calgary

MLS® #A2110571

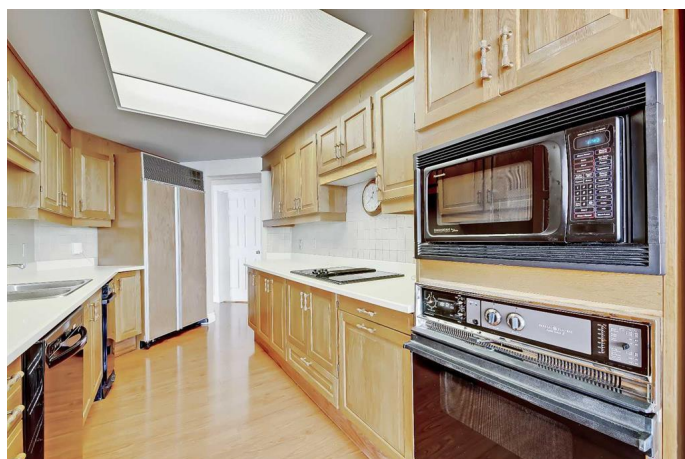
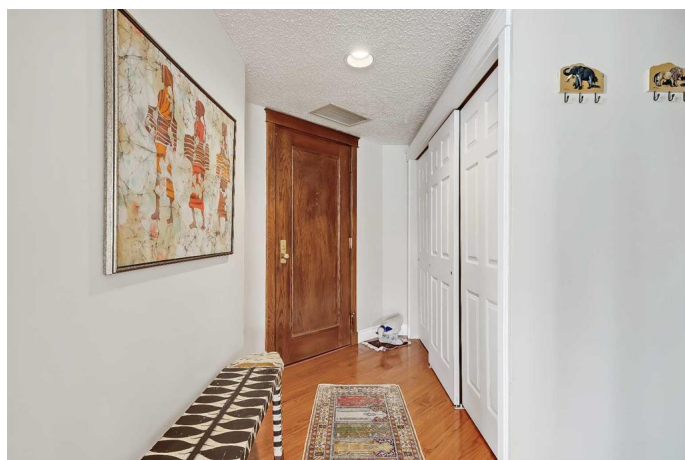
\$625,000

2 Bedroom, 2.00 Bathroom, 1,884 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Boasting almost 1,900 square feet of interior living space, this spacious property offers an amazing opportunity for ownership in “the Estate” – one of Calgary’s original executive condominium towers located in the heart of Calgary’s Beltline district. One of just 3 units located on the 11th floor, this executive condo features plentiful windows facing North, East and West, capturing the essence of Calgary’s city skyline from every room. Boasting 2 large bedrooms, 2 full baths, and 2 indoor parking stalls with storage, plus an extra storage locker, this is a fantastic opportunity to acquire a generously sized property in a quality building and renovate to your personal taste! Features include a formal front entrance with coat closet and an enormous living room with wood-style flooring and a built-in wet bar area with mirrored doors. A secondary flex space leads into the generous formal dining room which can easily accommodate a table for 8-10, plus a buffet or other furniture pieces. Pocket doors lead into the kitchen, featuring original oak cabinets and a full appliance package including a panelled Sub-Zero fridge, electric cooktop, built-in oven and microwave, and garburator. A thoughtful split layout has each of the 2 bedrooms located on opposite ends of the unit, perfect for privacy from overnight guests. With large windows facing NW, the spacious primary bedroom offers an abundance of closet space,



including a walk-in plus a full wall closet, and room for additional furniture pieces alongside a King-sized bed. The updated 4-pc ensuite offers a jetted tub plus a recently updated walk-in shower. At the other end of the unit, the enormous 2nd bedroom faces NE, with loads of space for a guest bed plus home office area and quick access to the spacious 3-pc secondary bath with walk-in shower. A full-size laundry room with storage completes the unit. Downstairs, 2 secure indoor parking stalls each feature storage cabinets, plus there is an additional separate storage locker. Life at the Estate is one of understated elegance and convenience, with a beautifully renovated lobby and 24/7 concierge/security. Amenities include a large indoor saltwater pool and hot tub with poolside kitchen, a modern fitness facility, indoor library/book exchange, plus an 8,000 sq ft outdoor terrace complete with gas BBQs, fire tables, and plentiful seating. Condo fees include all utilities plus cable/internet. The Estate is also directly attached to the Ranchmen's Club, Alberta's only platinum ranked private club, which was founded in 1891, offering dining, social events, event hosting and much more. An abundance of shopping, dining, and other amenities are located in every direction, with plenty of historic buildings and park space close by, including Lougheed House directly across the street. Plus, you are just 15-20 mins on foot from the downtown business core. Wow!

Built in 1981

Essential Information

MLS® #	A2110571
Price	\$625,000
Sold Price	\$616,500
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	1,884
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1130, 720 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1M5

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Indoor Pool, Parking, Roof Deck, Secured Parking, Spa/Hot Tub, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Parkade, Secured, See Remarks, Stall, Underground

Interior

Interior Features	Bar, Closet Organizers, See Remarks, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave, Refrigerator, Trash Compactor, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	27

Exterior

Exterior Features	None
Construction	Brick, Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	April 22nd, 2024
Days on Market	52

Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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