

\$650,000 - 920, 1001 13 Avenue Sw, Calgary

MLS® #A2121551

\$650,000

2 Bedroom, 2.00 Bathroom, 1,631 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

OPEN HOUSE Sunday April 21st 1 pm - 3 pm.

Welcome to this exceptional corner unit in the Royal Oak Building, nestled within the vibrant Beltline community. This two bedroom, two bathroom unit has over 1600 square feet of living space and is situated on a quiet tree-lined street overlooking Barb Scott Park. The large entryway leads into the main living area lined with windows to take in the views of the city skyline from its north and east exposure. The expansive wrap-around deck showcases the dynamic energy of downtown living and incredible views. The kitchen boasts ample cabinetry, a kitchen island with seating, granite countertops, and stainless steel appliances. Adjacent to the kitchen is a dining area currently being used as a reading nook. The living room is spacious, offering ample room for gatherings and relaxation. Down the hallway, the primary bedroom features custom-built shelving, a large walk-in closet, and a full ensuite bathroom complete with a jacuzzi tub. The second bedroom offers ample space for guests or a home office with a full bathroom in the hallway. This unit also features in suite laundry with a large storage room in the unit, as well as one titled underground parking stall. Amenities of the Royal Oak include a fitness centre, social room, bike room, guest suite, an additional storage room and an on site car wash. Situated just a few blocks from the vibrant 17th Avenue, residents have access to an abundance of restaurants, shops, and



entertainment options. With parks, schools, and all the amenities of the Beltline at your doorstep, this prime location offers the best of city living.

Built in 1981

Essential Information

MLS® #	A2121551
Price	\$650,000
Sold Price	\$650,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,631
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	920, 1001 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0L5

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Guest Suite
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave

	Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	Central Air
# of Stories	14

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 30th, 2024
Days on Market	12
Zoning	(CC-MH)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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