

\$495,000 - 530, 1001 13 Avenue Sw, Calgary

MLS® #A2133896

\$495,000

1 Bedroom, 2.00 Bathroom, 1,298 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to urban living at its finest in the heart of Calgary's vibrant Beltline community! This stunning condo, located in the prestigious Royal Oak building, offers a perfect blend of modern elegance and convenience. Step into an inviting open-concept living space flooded with natural light from SOUTH facing windows creating a warm and welcoming ambiance. Fully renovated, this unit boasts a chic and contemporary design, with the flexibility to easily convert back to a 2 bedroom layout by adding back a wall, the unit already has a full second bathroom for guests. The stylish kitchen is a chef's dream, featuring ample counter space, stainless steel appliances, and luxurious quartz and granite countertops, perfect for both cooking and entertaining. The primary bedroom is a true sanctuary, offering generous space for a king bed, nightstands, and additional furniture, complete with a private ensuite and walk-in closet. Stay cool in the summer months with AIR CONDITIONING, and enjoy the peace of mind that comes with living in a solid concrete building. The building amenities are second to none, including a party room for hosting gatherings, a guest suite available for rent at a nominal fee of \$60/night, and fitness facilities to help you stay active and healthy. Parking is a breeze with heated titled underground parking included, and additional assigned storage provides ample space for your belongings. Meticulously managed building, owners have lived here for 20 years with no special assessments, you



can rest easy knowing your investment is secure. Pet friendly complex with board approval, enjoy using the park across the street. Prime location situated only blocks from 17 Ave, downtown, and grocery stores; many of the best restaurants and shops are only steps away. Floor plans and a 3D tour are readily available, providing a glimpse into this stylish condo!

Built in 1981

Essential Information

MLS® #	A2133896
Price	\$495,000
Sold Price	\$515,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,298
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	530, 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, Party Room
Parking Spaces	1

Parking	Parkade, Underground
---------	----------------------

Interior

Interior Features	Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
# of Stories	15

Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Construction	Brick, Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 10th, 2024
Days on Market	18
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.