

# \$549,900 - 920, 720 13 Avenue Sw, Calgary

MLS® #A2138154

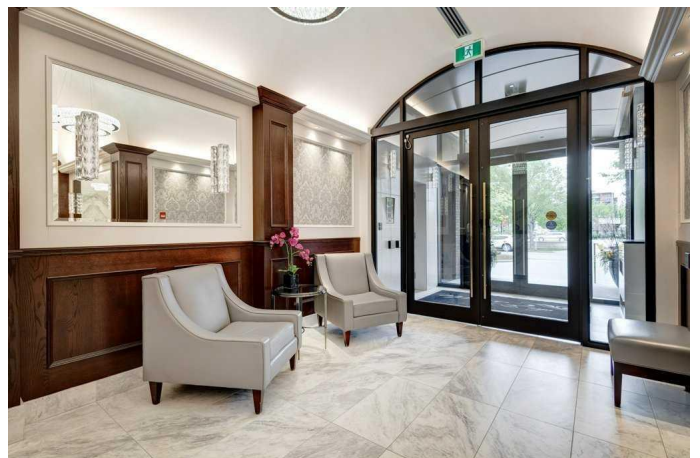
**\$549,900**

2 Bedroom, 2.00 Bathroom, 1,579 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Estate, a premier residential building located in the vibrant Beltline SW community of Calgary. This spacious 9th-floor apartment, offering 1,580 square feet of luxurious living space, is an exceptional find. Step inside and be greeted by a bright and sunny southwest exposure that fills the open-concept space with natural light. The recently updated kitchen boasts stainless steel appliances, quartz countertops, sleek white cabinetry, under-cabinet lighting, tile backsplash, garburator, and a convenient breakfast bar, making it a chef's delight. The hardwood flooring in the entrance and kitchen areas adds a touch of elegance, while the comfortable living space provides ample room for relaxation and entertainment. The primary bedroom is a sanctuary of comfort, featuring a luxurious three-piece ensuite with a walk-in tile shower and granite countertop. A spacious second bedroom offers versatility for guests, family, or a home office. Additionally, the apartment includes a three-piece guest bathroom with a walk-in tile shower and granite countertop, adding extra convenience and style for visitors. The in-unit laundry room with a full-size washer and dryer adds to the convenience of daily living. The apartment also includes a heated, secured parking stall in the parkade, separate storage unit, and central air conditioning for year-round comfort. The Estate is impeccably maintained and managed by a dedicated team of on-site professionals, including a 24/7 concierge service. This



premier building offers an array of top-tier amenities such as a 10-meter saltwater indoor pool, a hot tub, a poolside kitchen, and a fitness room. The expansive 8,000 square foot terrace is perfect for entertaining, with gas barbecues, outdoor dining tables, private seating areas with umbrellas, and gas fire tables. The comprehensive condo fees at The Estate cover all these amenities, plus electricity, heat, water, air conditioning, cable and internet. Living at The Estate means enjoying the perfect blend of historic charm and modern convenience. The building is adjacent to the historic Ranchmen’s Club and directly across the street from the Lougheed House, a cherished landmark with lush gardens and cultural events. The Beltline SW community is one of Calgary’s most sought-after neighborhoods, offering boutique shops, gourmet dining, cultural landmarks, and green spaces. Don’t miss the opportunity to make this exquisite apartment in The Estate your new home. Experience the unparalleled luxury and convenience for yourself.

Built in 1980

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2138154    |
| Price          | \$549,900   |
| Sold Price     | \$529,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,579       |
| Acres          | 0.00        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 920, 720 13 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 1M5               |

## Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Indoor Pool, Secured Parking, Spa/Hot Tub, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                       |
| Parking        | Assigned, Parkade, Underground                                                                          |

## Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Crown Molding, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                                     |
| Cooling           | Central Air                                                                                                                           |
| # of Stories      | 27                                                                                                                                    |
| Basement          | None                                                                                                                                  |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Construction      | Brick, Concrete |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 3rd, 2024  |
| Date Sold      | July 12th, 2024 |
| Days on Market | 9               |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 0.00            |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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