

\$550,000 - 830, 720 13 Avenue Sw, Calgary

MLS® #A2148518

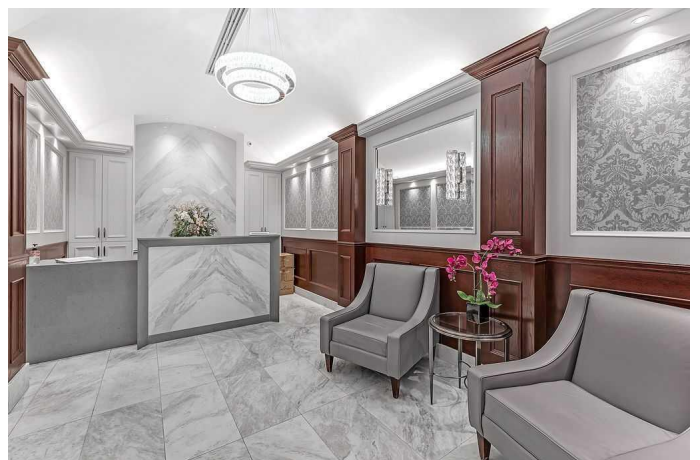
\$550,000

2 Bedroom, 2.00 Bathroom, 1,504 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to unit 830 in The Estate, a residence that seamlessly combines timeless allure with modern refinement. Nestled in the heart of Calgary's beltline, this exceptionally renovated home is tethered to the historic Ranchmen's Club. The convenience is unmatched, with 24hr concierge, large indoor pool and hot tub, a fully equipped gym and of course all the amenities and social activities you'll be able to enjoy daily upon joining the club. Ideally located with the grocery store, restaurant options and downtown a leisurely stroll away. This unit boasts a kitchen that is nothing short of a culinary masterpiece. Crafted by DreamSpace Interiors, the custom-built cabinetry exudes elegance. Caesarstone quartz countertops grace the space, complemented by BLUM soft-close drawers and doors. BLUM Legrabox stainless steel drawer boxes, modular inserts, and a pull-out Magic Corner storage solution are sure to impress. The kitchen features five Miele appliances, including a 36-inch wide built-in fridge and a 24-inch microwave with a stainless steel surfaced interior. A combination steam convection oven offers both MagicChef programs and custom user-defined capabilities, while the dishwasher comes with a three-spray level stainless steel interior and a built-in water softener. Completing the ensemble is a stainless steel hood vent with three dishwasher-safe grease filters and an induction cooktop. The Blanco silgranite double sink and a new garburator add the final



touches to this gourmet haven. As you move into the living area, you'll be captivated by the custom-built TV center, designed to accommodate screens of up to 65 inches. Hidden within is a component cabinet and additional storage cabinetry. Adding warmth and ambiance is the Dimplex XLF 50-inch linear electric fireplace, featuring gas appearance flame technology and a quiet multi-speed fan with a thermostat, generating 8500 BTUs of cozy comfort. Above the fireplace, you'll find custom storage cabinetry, a testament to the attention to detail throughout. An added bonus to this unit is the spacious office, complete with a generous built-in worktop that houses two computer stations and provides ample storage. French sliding doors ensure a quiet, productive and comfortable workspace. The bathrooms are a testament to luxury and functionality, featuring a porcelain tile wall and floor shower in the main bathroom equipped with a rain shower + custom frameless glass shower door. The primary ensuite bathroom feels relaxing the moment you enter with a BainUltra Geysair ThermoMasseur tub, surrounded WetStyle floating sink and cabinetry. The primary bedroom is thoughtfully designed with a custom built-in headboard and bed frame capable of accommodating two full-size mattresses, all while providing ample storage. Sports enthusiasts will rejoice with large custom-built cabinets in the parkade, perfect for storing skis, golf clubs, tools, and toys.

Built in 1980

Essential Information

MLS® #	A2148518
Price	\$550,000
Sold Price	\$550,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,504
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	830, 720 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 1M5

Amenities

Amenities	Elevator(s), Fitness Center, Indoor Pool, Parking, Party Room, Recreation Room, Sauna, Secured Parking, Snow Removal, Spa/Hot Tub, Visitor Parking
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Built-in Features, French Door, Jetted Tub, Kitchen Island, Quartz Counters, See Remarks
Appliances	Built-In Electric Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Range Hood, Washer/Dryer, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Living Room
# of Stories	27

Exterior

Exterior Features	Courtyard, Outdoor Grill
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Construction Brick

Additional Information

Date Listed July 10th, 2024
Date Sold August 16th, 2024
Days on Market 37
Zoning DC (pre 1P2007)
HOA Fees 0.00

Listing Details

Listing Office Real Broker

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