

\$694,900 - 724 13 Avenue Sw, Calgary

MLS® #A2163741

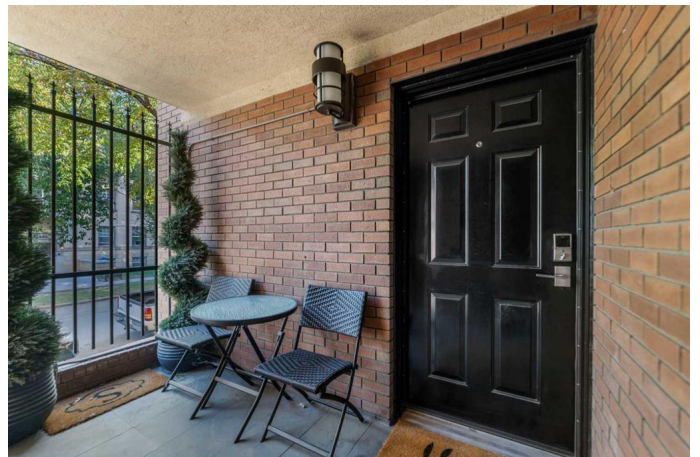
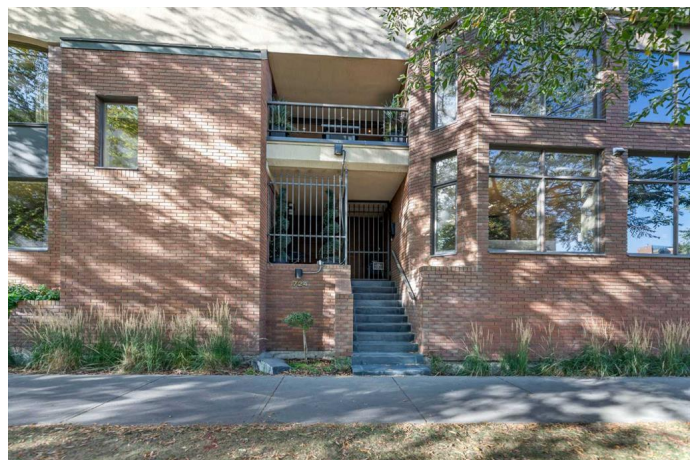
\$694,900

2 Bedroom, 3.00 Bathroom, 1,864 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Rare opportunity to own one of only four distinguished townhomes at The Estate - a highly sought after executive condominium which shares a special relationship with The Ranchman's Club (Platinum-ranked, members only) and just across from the historic Lougheed House and Beaulieu Gardens. The Estate offers a discerning full-time concierge, indoor pool and hot tub, well appointed fitness area, vast terraced patio with BBQ's, fire tables and abundant seating, plus a car wash bay. This exquisite two bedroom, two and a half bath, two parking townhome was just recently transformed into an inviting, elegant space you'd be proud to call home. Natural light from the south facing windows showcase both levels. The main floor has newly installed hardwood, updated baseboards and crown moulding. Built-in shelving surrounds the modern bio-ethanol fireplace and also houses the newly professionally hard-wired, updated whole home sound system. The kitchen boasts a chef approved Miele appliance suite which includes integrated refrigerator and dishwasher, induction cooktop, built-in oven, a second built-in steam oven, hidden microwave, instant hot/water filtration, quartz counters - all accented with warm gold hardware. For noshing, there's an eat up bar but also plenty of room at the custom built, sunny banquette crowned with a gorgeous gold toned light fixture. Capping off the main floor, you'll find a two piece powder room and storage room. Up the open staircase, your feet will find new



plush carpet leading to the generous primary bedroom. The primary suite contains a sitting area, walk in closet, and an ensuite with heated tile floors, dual sink taps, and steam shower. Continuing upstairs, there's a welcoming den/reading area, a second bedroom with built in shelving plus generous closet, another four piece bathroom with heated tile and a deep soaker tub, laundry room with custom split doors, and a second private patio. 724 has both a private street entrance plus a second rear foyer which opens to the heated underground parking and two assigned stalls. Not only do you have all the top notch amenities The Estate offers, the condo fee also includes electricity, heat, water and sewer. Here's your chance to come home to one of Calgary's most exactingly well run, luxe residences.

Built in 1980

Essential Information

MLS® #	A2163741
Price	\$694,900
Sold Price	\$694,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,864
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	724 13 Avenue Sw
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Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0K9

Amenities

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

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Wired for Sound, Crown Molding, Dry Bar
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Instant Hot Water, Microwave, Range Hood, Washer, Window Coverings, Garburator, Induction Cooktop
Heating	Fan Coil
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, See Remarks
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance, Storage
Lot Description	Low Maintenance Landscape, Level
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2024
Date Sold	September 25th, 2024
Days on Market	18
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office Houston Realty.ca

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