

**1150, 1001 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2278859**



**\$575,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,588 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Off Street, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 919
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Storage Lockers currently located in the laundry room

OPEN HOUSE Saturday April 11, 2:30 - 4:30 PM. Exceptional southwest corner residence in the sought-after Royal Oak, offering 1,587 sq. ft. of refined, natural light filled, open-concept living. This well-designed home features two spacious bedrooms, two bathrooms, and two titled parking stalls with storage. Enjoy a huge wraparound balcony, central air conditioning, in suite laundry, an additional storage room, and a cozy indoor wood-burning fireplace. The kitchen is equipped with Kitchen Craft cabinetry, ample counter space, and a raised eating bar. Updated Luxury vinyl plank flooring runs throughout. The large primary bedroom includes a walk-in closet and a full ensuite bathroom. Building amenities include a fitness centre, social room, guest suite, bike room, and car wash. Ideally located within walking distance to grocery stores, restaurants, cafes, and the vibrant 17 Ave SW.