

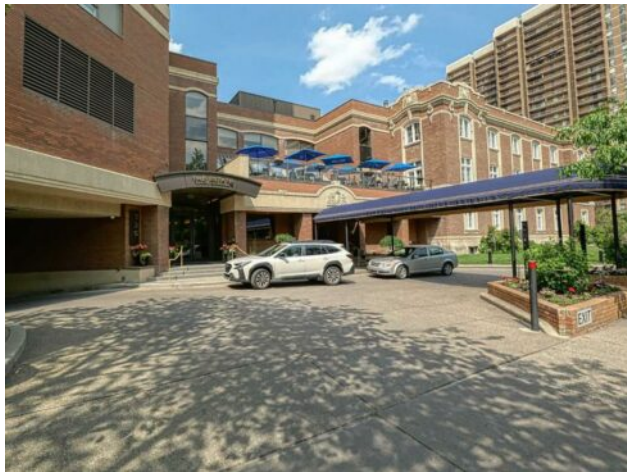


GRASSROOTS
REALTY GROUP

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940, 720 13 Avenue SW
Calgary, Alberta

MLS # A2234631



\$579,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,500 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Carpet, Tile

Roof: Tar/Gravel

Basement: None

Exterior: Brick, Concrete

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 1,445

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: N/A

Welcome to The Estate, one of Calgary's best executive condominium towers located in the heart of Calgary's Beltline district. Everything is beautifully maintained and managed by a dedicated team of on-site professionals, including a 24/7 concierge service located in the recently renovated front lobby. This premier building offers an array of top-tier amenities such as a 10-meter saltwater indoor pool, a hot tub, a poolside kitchen, fitness centre and indoor library/book exchange. There's a stunning outdoor terrace with barbecues and fire table seating for entertaining guests. An underground heated and secure parking spot is included, but every possible option for shopping, services, restaurants, bars/clubs, etc. is all within walking distance. Hipster and trendy 17th Avenue and downtown are close by with boutique shopping, gourmet dining and many entertainment options. All the beautiful walking/running/biking paths along the Bow River are a short distance to the north. The Estate is directly attached to the prestigious Ranchmen's Club, founded in 1891, offering fine dining and social events. Across the street is The Heritage Lougheed House with its spectacular grounds and many social events as well as the Beaulieu Gardens. You're in the middle of the VERY BEST that Calgary has to offer. Don't miss this fantastic opportunity to enjoy the unparalleled luxury and convenience that this very special home will bring to your life. 1500 square feet of open living space, two large bedrooms, a main bathroom and a beautifully renovated ensuite with five foot custom tile shower. The primary bedroom has a walk in closet and another wall of closets plus a makeup station. The downtown views are absolutely stunning and captivating - look west to the mountains, and east to see the morning sunrise. This captivating condo is a rare treasure and they don't

often come available. See the views for yourself... call to view it today!