



1150, 1001 13 Avenue SW
Calgary, Alberta

MLS # A2278859



\$575,000

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

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 919
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	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.