



**310, 1001 13 Avenue SW
Calgary, Alberta**

MLS # A2287841



\$575,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,567 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 835
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Granite Counters, See Remarks, Storage		

Inclusions: Built-in closet in primary suite, electric fireplace in dining room, kitchen island

ARE YOU LOOKING FOR SPACE??? This Corner Unit provides Large Rooms, Lots of Space and tons of natural LIGHT and a wrap around South facing balcony! Set quietly just off the energy of 17th Avenue, this exceptional corner residence at The Royal Oak offers something rarely found in the Beltline With 1,567 sq ft of living space, the rooms are generously proportioned, and lots of windows provide the home with lots of natural light. The large south-facing balcony is a standout feature — private, sun-filled, and substantial enough for real outdoor living. Morning coffee, evening wine, or simply relaxing in the sun — this is outdoor space you will actually use. The layout is thoughtful and functional. The kitchen has been tastefully updated with clean, modern finishes and opens seamlessly into the expansive living and dining areas — ideal for entertaining or quiet evenings at home. The 300 sq ft primary suite is a large impressive room, offering private retreat space, a walk-in closet, and a sleek ensuite with walk-in shower. The second bedroom and full bath provide flexibility for guests, a dedicated office, or both — without feeling tight or compromised. Central air conditioning ensures year-round comfort — a feature not always found in condo living — while the oversized in-suite laundry room offers exceptional storage and practicality that truly sets this home apart. The Royal Oak is a well-managed, primarily owner-occupied building with a reputation for long-term desirability and pride of ownership. Amenities include bike storage, a social room, guest suite, and fitness room. All of this just steps from Calgary's best restaurants, cafés, boutiques, parks, bike paths, and C-Train — yet tucked away on a quiet, tree-lined street. This is not typical Beltline condo living.