



GRASSROOTS
REALTY GROUP

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2410, 720 13 Avenue SW
Calgary, Alberta

MLS # A2176905



\$725,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	2,103 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,979
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Bookcases, Closet Organizers, Kitchen Island, Soaking Tub, Track Lighting, Walk-In Closet(s)		

Inclusions: None.

Situated on the 24th floor of the prestigious Estate building, this charming 2 bedroom plus den, 2 full bath condo offers over 2100 sq ft of living space plus sweeping views to the south & west to the majestic Rocky Mountains. With large principal rooms drenched in natural light, this is a prime opportunity to renovate & transform this incredible space into your sequestered castle in the sky! This unit also offers in-suite laundry & storage, 2 assigned parking stalls plus an assigned storage locker. Building amenities include a beautifully renovated building entrance, gym, heated salt water pool, Jacuzzi, large deck & BBQ's, 24 hour concierge, Also enjoy The Ranchman's Club next door, the heritage Lougheed House & Beaulieu Gardens across the street plus an easy walk to work & to 17th Ave shops & restaurants.