

1220, 1001 13 Avenue SW  
Calgary, Alberta

MLS # A2223004

\$639,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,625 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 848
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Built-in Features, Soaking Tub, Track Lighting		

Inclusions: n/a

Dreaming of more space? You've found it in this spacious, 1625 SF suite, designed for both style and function - offering 2 bdrm & 2 full baths in the desirable and sought-after Royal Oak building, in Calgary's vibrant Beltline! Offering NE CORNER, sweeping city skyline VIEWS from the 12th floor, you'll love all this suite has to offer: full air conditioning, roomy front entry with large entrance closet, gleaming hardwood and tile floors throughout, updated light fixtures throughout, gracious room sizes including a huge entertaining sized living room with a wood burning 2 sided fireplace, patio door to private wrap around balcony -perfect for relaxing or entertaining, dining room with built-in buffet, recently renovated kitchen with fresh white cabinets is open to the dining area and offers stainless steel appliances and large tile backsplash, over-sized primary bedroom (easily accommodates king sized furniture) walk in closet & 3 pc ensuite bath with soaker tub and spacious vanity, second bedroom with mirrored sliding closet door and main bath beside & easy for a room mate or when guests are over. In-suite laundry room with side by side washer & dryer completes the suite. There's a titled, underground parking stall included, too, with storage locker at the head of the stall. The Royal Oak building offers owners exceptional amenities to enhance your convenience and quality of life: fitness room, social room, a guest suite, bike room, car wash and a welcoming front lobby. Building is pet friendly, no restrictions with board approval. This walk-friendly location is what you've been looking for & grocery stores, boutiques, restaurants and coffee shops are all just around the corner and yours to discover, beautiful parks and green spaces and public transit options for seamless commuting. Book your viewing today!