



2030, 720 13 Avenue SW
Calgary, Alberta

MLS # A2300379



\$939,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	2,099 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 2,042
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: garbage compactor

Welcome to an exceptional opportunity in the prestigious Ranchman's Club Estates. Perched on the 20th floor, this expansive 2-bedroom residence offers almost 2,100 sq ft of refined living space paired with breathtaking downtown views. Designed for both comfort and sophistication, the home features in-unit laundry, extensive custom built-ins, and beautifully updated bathrooms, including a spa-inspired steam shower in the primary suite. Residents enjoy an impressive array of amenities, including a fully equipped fitness centre, elegant party room, and 24-hour concierge service. The 5th-floor outdoor terrace is perfect for entertaining, complete with gas BBQs and generous lounge areas. An indoor saltwater pool—currently undergoing renovation—will soon elevate the lifestyle experience even further. Additional highlights include two secure underground parking stalls, offering both convenience and peace of mind. Walking distance to Canadian Tire, SaveOnFoods, Safeway and 17 Avenue pubs, shops and services.