



940, 1001 13 Avenue SW  
Calgary, Alberta

MLS # A2304054



**\$448,500**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,296 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 733
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Quartz Counters, See Remarks		

**Inclusions:** Dining Table, Kitchen Hutch

Welcome to Royal Oak in the heart of Calgary's vibrant Beltline! This spacious estate style and well-maintained 2-bedroom , 2 full bathroom condo offers the perfect blend of comfort, convenience, and timeless quality in one of the city's most desirable buildings. Featuring a bright fully renovated kitchen with new cabinets, quartz counters, open plan with island, new fridge and stove. Also features a fully renovated primary ensuite, new cabinets, counters and flooring in the main bath plus many other updates in the last 2 years. All rooms are gracious size, a functional open layout, and in-suite laundry with massive storage room and heated underground parking. This home is designed for easy everyday living. Enjoy year-round comfort with air conditioning, a private balcony for outdoor relaxation, The solid brick building with concrete exterior construction offers exceptional durability and quiet living, while recent plumbing replacement and renovations provides added peace of mind. Condo fees are excellent value for this size of unit. Additional perks include access to a rentable guest suite for visiting family and friends and exercise room. An unbeatable opportunity to own in a sought-after Beltline location close to shops, restaurants, parks, and downtown amenities.