



720, 728 13 Avenue SW  
Calgary, Alberta

MLS # A2305366



**\$697,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,936 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Tandem, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,838
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** Built -in Book Shelves in living room and Built-in Desk in 2nd bedroom, 2-Fobfor Garage

Executive, private corner unit in the West Tower of "The Estate" with only three units on the floor. Offering over 1,930 sq. ft. of living space, this bright and spacious home features oversized windows that flood the living and dining areas with natural light. You will appreciate the thoughtful layout with two huge bedrooms, two full bathrooms, two south-facing balconies, and two heated underground parking stalls. From the moment you step inside, you are welcomed by a generous foyer that leads into an impressive open living and dining space with large windows and sliding doors opening to a sun-filled oversized balcony. The kitchen is equally bright with multiple windows and plenty of workspace, and the adjacent laundry room offers excellent storage. Retreat to a generous primary bedroom featuring large windows, ample closet space, a 5-piece ensuite, and access to a private balcony. The second bedroom is also spacious and includes a built-in workstation, plus an ensuite bath with a cheater door, allowing it to function as both a private ensuite and a convenient main bathroom. This bedroom also offers access to the second south-facing balcony, shared with the primary bedroom, perfect for enjoying bright afternoons and fresh air. Life at "The Estate" offers elegance and ease, with a beautifully renovated lobby and 24/7 concierge and security. Amenities include an indoor saltwater pool and hot tub with a poolside kitchen, a modern fitness facility, an indoor library and book exchange, and an expansive 8,000 sq. ft. outdoor terrace with gas BBQs, fire tables, and plenty of seating. Condo fees include all utilities, and there is plenty guest parking. The Estate also offers a private storage locker and a dedicated area for ski storage. The Estate is directly attached to the Ranchmen's Club, Alberta's only platinum-ranked

private club founded in 1891, offering dining, social events, and more. Enjoy an unbeatable inner-city location with shopping, dining, and green space nearby, including Loughheed House directly across the street.