



**310, 1001 13 Avenue SW  
Calgary, Alberta**

**MLS # A2306327**



**\$555,555**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,567 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 860
<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>	Granite Counters, See Remarks, Storage		

**Inclusions:** Cabinet in primary suite, electric fireplace in dining room, kitchen island

One of the best-priced units per square foot in the Beltline &mdash; and it shows even better in person. If you've been searching for space, natural light, and a layout that actually works, this one stands out right away. With 1,567 sq ft, this corner unit at The Royal Oak offers something hard to find downtown &mdash; large, usable rooms and windows on multiple sides bringing in light throughout the day. Everything feels open, comfortable, and easy to live in. The living room is truly a living space &mdash; not something you have to work around. The dining area easily handles a full table for hosting, and the updated kitchen connects seamlessly to it all, making the main floor feel connected without being crowded. The wrap-around south-facing balcony is a major feature. It's big, private, and gets sun all day &mdash; a space you'll actually spend time in, not just step out onto. The primary bedroom is over 300 sq ft and offers more than enough room for a full setup without compromise. Add in the walk-in closet and updated ensuite with walk-in shower, and it feels like a proper retreat. The second bedroom is also well-sized &mdash; ideal for guests, a home office, or both. You'll also find central air conditioning (a big bonus in this price range) and a large in-suite laundry room with real storage, something that's often missing in condo living. The Royal Oak is a well-managed, primarily owner-occupied building with a solid reputation. Amenities include a fitness room, social space, guest suite, and bike storage. Located just off 17th Avenue, you're close to everything &mdash; restaurants, cafes, shopping &mdash; while still enjoying a quieter, tree-lined street with a park nearby. Easy to view, easy to appreciate, and easy to see yourself living here. If you've been frustrated by tight condo layouts, this one will feel

like a completely different option.