



1410, 720 13 Avenue SW  
Calgary, Alberta

MLS # A2317008



**\$749,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,553 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Secured, Tandem, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Boiler, Hot Water

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 1,445

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** DC (pre 1P2007)

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Storage

**Inclusions:** None

Fantastic opportunity for those seeking luxurious and maintenance-free single-level living. "The Estate" is one of the finest condominium towers in the city and offers a haven in the heart of the City. Amenities include 24-hour concierge, a fitness centre, indoor pool and spa and an expansive outdoor terrace with seating and BBQ's. This particular suite stands out for a couple of reasons. This is the favourite location in the building; in the SW corner with mountain and park views and tremendous light quality...sunrise to sunset. Also, this entire suite was GUTTED AND TOTALLY RENOVATED IN 2021 and has a consistent and harmonious feel throughout. The newly created open plan is perfect for today's lifestyle and allows you to enjoy the views even when working in the kitchen. Luxury vinyl plank floors run throughout. The extensive kitchen has a huge island with extended counter for stools, stainless appliances (new stove with induction top and 2 ovens), abundant white shaker cabinetry and sparkling white quartz counters. Spacious dining room to entertain friends and family. Bright living room with wall-mount TV and media console below included. The Primary suite features a generous walk-in closet and a spa-inspired ensuite bath with large double vanity and walk-in shower with bench. A second bedroom with murphy bed, a 2nd full bath and a well-organized laundry-storage room complete the suite. Concerned about storage? This unit has \$75,000 worth of new custom built-ins in nearly every room to make storage a breeze. Additional notes: double parking (tandem) with built-in storage right in the stall, separate storage unit, well-managed condo corporation and condo fees that include everything including electricity. Pets with board approval. There is a \$70/month cable/internet plan offered through the condo. Owner's may

personalize the space outside their front door with décor and artwork. Perfect turnkey condition&hellip;ready for the next lucky owner to enjoy!