



2030, 720 13 Avenue SW
Calgary, Alberta

MLS # A2320271



\$825,000

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: N/A

Welcome to an exceptional opportunity in the prestigious Ranchmen’s Club Estates. Perched on the 20th floor, this expansive 2-bedroom residence offers nearly 2,100 sq. ft. of refined living space, complemented by spectacular downtown Calgary views. Designed with both comfort and sophistication in mind, this home features in-suite laundry, extensive custom built-ins, and beautifully updated bathrooms. The spacious primary retreat includes a spa-inspired steam shower, creating a private sanctuary for relaxation. Residents enjoy an impressive collection of premium amenities, including fitness centre, party room, and 24-hour concierge service. The expansive 5th-floor outdoor terrace is ideal for entertaining, featuring gas BBQs and generous seating areas for residents and guests. The indoor saltwater pool, currently undergoing renovation, will soon further enhance the building’s exceptional lifestyle offerings. Additional highlights include two secure underground parking stalls, providing convenience and peace of mind. Ideally located within walking distance of grocery stores, shopping, dining, and everyday amenities, you’ll find Canadian Tire, Save-On-Foods, Safeway, and the vibrant shops, restaurants, and pubs along 17 Avenue SW just moments from your door. This is luxury condominium living at its finest in one of Calgary’s most established and sought-after condominiums.