



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

MLS # A2324664



\$539,900

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

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 835
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Granite Counters, See Remarks, Storage		

Inclusions: N/A

Welcome to The Royal Oak in the desirable Beltline community. This spacious corner-unit condo offers 1,567 sq. ft. of well-designed living space in a highly sought-after inner-city location. Featuring two bedrooms and two full bathrooms, this home provides an excellent balance of comfort, functionality, and convenience. The open-concept layout is enhanced by large windows and a private corner balcony that fills the home with natural light. The updated kitchen features modern finishes, ample storage, and a practical design suited to both everyday living and entertaining. The primary bedroom is exceptionally spacious at 336 sq. ft. and includes a walk-in closet and a renovated ensuite with a walk-in shower. A second bedroom and full bathroom provide flexibility for guests, family members, or a home office. A standout feature of this home is the oversized in-suite laundry room, offering valuable storage space rarely found in condominium living. The Royal Oak is a well-managed, predominantly owner-occupied building with amenities that include bike storage, a fitness room recently renovated, a social room, and a guest suite for visitors. Ideally located on a quiet, tree-lined street, this home is just steps from the shops, restaurants, cafés, and amenities of 17th Avenue, as well as transit, parks, and Calgary's extensive pathway network. An excellent opportunity to own one of the largest condominium residences in this desirable inner-city neighbourhood.