

**340, 1001 13 Avenue SW
Calgary, Alberta**

MLS # A2263760



\$524,500

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,302 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 679
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Jetted Tub, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Move In Ready, Excellent Location! Completely renovated 5 years ago, this 1,300 sq ft unit at the elegant Royal Oak Condominium is located in the vibrant West Beltline! This is a special home in a well-managed building with a healthy surplus (leading to relatively low per square foot fees) and short walking proximity to numerous parks, public transit options, bike paths, grocery stores, shops, restaurants, pubs, breweries etc. Located on the 3rd floor, so you can easily use the stairs instead of one of the 2 elevators when you're able/wish to. The balcony overlooks the quaint character homes/large mature treed street with a view to Barb Scott Park and downtown. This impressive air-conditioned unit gives off a more 'homey' feel, with its special hall-plan layout and comforting character, giving it a personality all its own! The professional renovations encompass everything including paint, LVP flooring, high baseboards, exquisite lighting, extensive cupboards/built-in dining and 'bonus' room cabinetry, quartz countertops, top-of-the-line appliances and new plumbing. All rooms are generous, including the welcoming foyer, living room and primary bedroom (private from each other and both with access to the balcony, on which you can barbeque), 2nd bedroom/den with window/closet, 'flex space' (with W/D, extra fridge/freezer, desk/storage cupboards), opened-up kitchen, sizeable dining room and washrooms (4-piece on-suite with jacuzzi tub beside the walk-in closet and 2nd one as a 3-piece off the main hallway). There is a designated underground parking space and the current owners rent a 2nd stall from another owner in the covered parking area at grade and a storage locker from the condominium (with availability) indoors off the main lobby area. In addition to the great off-site conveniences, building amenities

include an alluring lobby with adjacent waiting/lounge/library room, large ‘social’ room (with a full kitchen and outdoor patios for meetings, parties, celebrations etc.), fully equipped fitness/exercise room, guest suite, bike storage room and car wash station. 2 pets allowed (including 2 dogs, any size, potential breed restrictions) upon Board approval. Please note, photos are from previous listing. You can have it all at this magnificent, fashionable suite at Royal Oak Condominiums!