

# \$625,000 - 1150, 1001 13 Avenue Sw, Calgary

MLS® #A2197110

**\$625,000**

2 Bedroom, 2.00 Bathroom, 1,588 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

OPEN HOUSE Saturday March 8, 2 - 4 PM.  
Spacious and Bright SW Corner Unit in The Royal Oak. Offering 1587 Sq Ft with an Open Concept Floor Plan, 2 Bedrooms, 2 Bathrooms and 2 Titled Parking with storage lockers. Huge Wrap Around Balcony, Central Air Conditioning, In suite Laundry and storage room. Indoor Wood Burning Fire Place. The Kitchen Features Kitchen Kraft Cabinets, Ample Counter space and raised eating bar. Updated Luxury Vinyl Plank Flooring throughout. Large Primary Bedroom Offers a Walk in Closet and Full Ensuite Bathroom. Amenities of Royal Oak Include a fitness Centre, Social Room, Guest Suite, Bike Room, and Car Wash. Walking distance to grocery stores, restaurants, cafes and the vibrant 17 Ave SW.

Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2197110    |
| Price          | \$625,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,588       |
| Acres          | 0.00        |
| Year Built     | 1981        |
| Type           | Residential |



|          |                |
|----------|----------------|
| Sub-Type | Apartment      |
| Style    | High-Rise (5+) |
| Status   | Active         |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1150, 1001 13 Avenue Sw |
| Subdivision | Beltline                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2R 0L5                 |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center                                    |
| Parking Spaces | 2  |
| Parking        | Heated Garage, Off Street, Secured, Stall, Titled, Underground |
| # of Garages   | 1  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| # of Stories      | 14  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 8               |
| Zoning         | CC-MH           |

### **Listing Details**

Listing Office

CIR Realty

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