

1001 13 Avenue #1150, Calgary T2R 0L5

MLS®#: **A2134328** Area: **Beltline** Listing **05/22/24** List Price: **\$650,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$25k, 31-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**

Finished Floor Area

Abv Sqft: **1,587**
 Low Sqft:
 Ttl Sqft: **1,587**

DOM

34
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat:
 Park Feat: **Heated Garage,Off Street,Secured,Stall,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Concrete**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garburator,Refrigerator,Washer,Window Coverings**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|-----------------------|--------------------------|--------------|----------------------|
| Living Room | Main | 24`10" x 20`3" | Kitchen | Main | 11`9" x 10`4" |
| Dining Room | Main | 12`0" x 11`10" | Foyer | Main | 7`2" x 6`9" |
| Laundry | Main | 8`11" x 8`8" | Bedroom - Primary | Main | 18`0" x 13`9" |
| Bedroom | Main | 13`10" x 9`11" | 4pc Ensuite bath | Main | 7`0" x 7`7" |
| 3pc Bathroom | Main | 9`0" x 6`4" | | | |

Legal/Tax/Financial

Condo Fee:
\$911

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **8410438**

Remarks

Pub Rmks: **OPEN HOUSE Sunday June 9th, 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.**

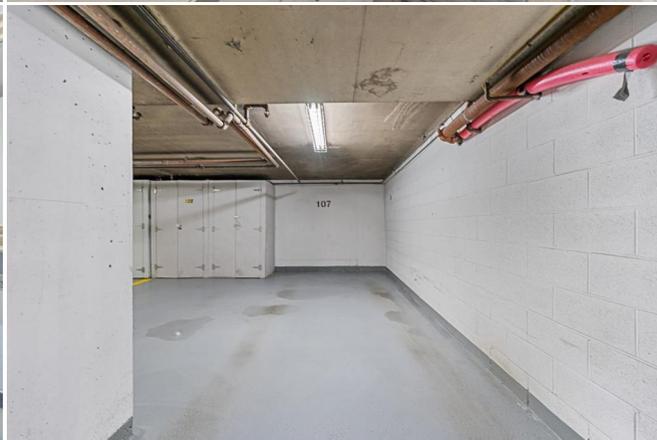
Inclusions: **N/A**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











1150-1001 13 Ave SW, Calgary, AB

Main Floor Interior Area 1387.92 sq ft



0 4 8

PREPARED: 2024/05/17



White regions are excluded from total floor area in EXISTING floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



