



THE
A-TEAM

**RE/MAX
FIRST**

1001 13 Avenue #1150, Calgary T2R 0L5

MLS®#: **A2148493**

Area: **Beltline**

Listing Date: **07/10/24**

List Price: **\$629,999**

Status: **Active**

County: **Calgary**

Change: **None**

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**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

68

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Heated Garage,Off Street,Secured,Stall,Titled,Underground

Utilities and Features

Roof: **Baseboard**

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>
Living Room	Main	24`10" x 20`3"
Dining Room	Main	12`0" x 11`10"
Laundry	Main	8`11" x 8`8"
Bedroom	Main	13`10" x 9`11"
3pc Bathroom	Main	9`0" x 6`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`9" x 10`4"
Foyer	Main	7`2" x 6`9"
Bedroom - Primary	Main	18`0" x 13`9"
4pc Ensuite bath	Main	7`0" x 7`7"

Legal/Tax/Financial

Condo Fee:
\$911

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **8410438**

Remarks

Pub Rmks: **OPEN HOUSE Sunday August 4th, 4 - 6 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