



THE
A-TEAM

**RE/MAX
FIRST**

720 13 Avenue #1610, Calgary T2R 1M5

MLS®#: **A2152210**

Area: **Beltline**

Listing Date: **08/21/24**

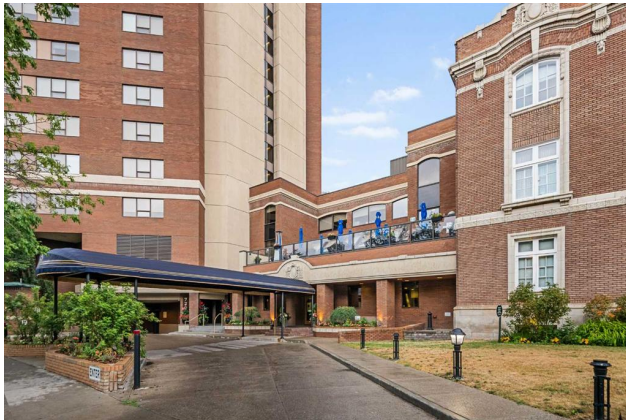
List Price: **\$1,399,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1980**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

**Residential
Apartment
Calgary
1980**

Finished Floor Area

Abv Sqft: **3,145**

Low Sqft:

Ttl Sqft: **3,145**

Underground

DOM

91

Layout

Beds: **2 (2)**

Baths: **3.0 (3 0)**

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

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Garden,Outdoor Grill**

Construction: **Brick,Concrete**
Flooring: **Hardwood,Marble**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Disposal,Double Oven,Dryer,Electric Stove,Range Hood,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Bidet,Bookcases,Built-in Features,Closet Organizers,French Door,Granite Counters,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Storage,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	29`2" x 28`9"	Kitchen	Main	27`7" x 17`8"
Dining Room	Main	25`6" x 19`0"	Den	Main	6`0" x 5`7"
Family Room	Main	16`11" x 14`3"	Laundry	Main	12`1" x 9`8"
Foyer	Main	13`2" x 6`3"	Walk-In Closet	Main	5`8" x 5`7"
Storage	Main	7`4" x 6`1"	Bedroom - Primary	Main	27`4" x 18`9"
Bedroom	Main	17`0" x 13`7"	5pc Ensuite bath	Main	17`9" x 17`4"
3pc Ensuite bath	Main	14`1" x 8`9"	3pc Bathroom	Main	11`5" x 8`5"

Legal/Tax/Financial

Condo Fee:
\$2,984

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **8211330**

Remarks

Pub Rmks: **Welcome to an unparalleled living experience in Calgary's most prestigious address - the Estate Premiere Condominium. This luxurious 2-bedroom, 3-bathroom residence spans an impressive 3,145 sq ft and epitomizes Hollywood glamour with modern sophistication. Step into a world of elegance where Coco Cran design elements merge seamlessly with timeless luxury. The expansive living spaces are adorned with marble and hardwood floors, exuding an air of opulence. The spacious gourmet kitchen is a culinary artist's dream, featuring built-in marble cabinets, granite countertops, sub zero fridge, and maple cabinetry. A formal dining room boasts beveled glass French doors and additional built-in marble cabinets, ideal for hosting sophisticated dinners. Every detail has been meticulously crafted, from the gold-plated fixtures to the full-wall west-facing windows that offer breathtaking mountain views. The desirable floor plan includes a wet bar off the main area and built-in china cabinets, enhancing the condominium's grandeur. This residence provides exclusive access to Ranchman's Club, Alberta's only Platinum-ranked private social and business club, offering an unmatched lifestyle of convenience and prestige. Proximity to the city's business hub ensures you're always connected to the pulse of Calgary's vibrant downtown. Drenched in history, this beautiful building is directly across from the Lougheed House, a fantastic venue to take visitors who are interested in where Calgary started. Enjoy the luxury of a full-time concierge who caters to your every need. Indulge in the indoor pool and sauna, stay fit in the exercise room, and relish the convenience of all utilities included in the condo fees. Looking for some air, what about the massive outdoor patio where you can BBQ, visit with friends and family. 2 heated underground parking stalls are available for your convenience and ease. Appliances are sold as is/where is. Experience the pinnacle of luxury living in The Estate. Calgary's Premiere Condominium, where Hollywood glamour meets unparalleled comfort and convenience. This extraordinary residence is more than just a home; it's a statement of prestige and a testament to the finer things in life.**

Inclusions:
Property Listed By: **N/A
RE/MAX iRealty Innovations**

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







