



THE
A-TEAM

**RE/MAX
FIRST**

724 13 Avenue, Calgary T2R 0K9

MLS® #: **A2163741**

Area: **Beltline**

Listing Date: **09/07/24**

List Price: **\$694,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,863**

Low Sqft:

Ttl Sqft: **1,863**

DOM

11

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape,Level**

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Fan Coil**

Sewer:

Ext Feat: **Balcony,Private Entrance,Storage**

Construction:

Brick,Concrete

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garburator,Induction Cooktop,Instant Hot

Water,Microwave,Range Hood,Washer,Window Coverings

Int Feat:

Bookcases,Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Dry Bar,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate

Entrance,Storage,Wired for Sound

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	8`8" x 9`4"
Living Room	Main	19`3" x 15`9"
2pc Bathroom	Main	
Bedroom	Second	16`4" x 9`5"
4pc Ensuite bath	Second	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	13`10" x 10`1"
Storage	Main	4`9" x 6`7"
Bedroom - Primary	Second	13`1" x 15`7"
Den	Second	3`6" x 10`0"
4pc Bathroom	Second	

Condo Fee:
\$1,696

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **8211330**

Remarks

Pub Rmks: **Rare opportunity to own one of only four distinguished townhomes at The Estate - a highly sought after executive condominium which shares a special relationship with The Ranchman's Club (Platinum-ranked, members only) and just across from the historic Lougheed House and Beaulieu Gardens. The Estate offers a discerning full-time concierge, indoor pool and hot tub, well appointed fitness area, vast terraced patio with BBQ's, fire tables and abundant seating, plus a car wash bay. This exquisite two bedroom, two and a half bath, two parking townhome was just recently transformed into an inviting, elegant space you'd be proud to call home. Natural light from the south facing windows showcase both levels. The main floor has newly installed hardwood, updated baseboards and crown moulding. Built-in shelving surrounds the modern bio-ethanol fireplace and also houses the newly professionally hard-wired, updated whole home sound system. The kitchen boasts a chef approved Miele appliance suite which includes integrated refrigerator and dishwasher, induction cooktop, built-in oven, a second built-in steam oven, hidden microwave, instant hot/water filtration, quartz counters - all accented with warm gold hardware. For noshing, there's an eat up bar but also plenty of room at the custom built, sunny banquette crowned with a gorgeous gold toned light fixture. Capping off the main floor, you'll find a two piece powder room and storage room. Up the open staircase, your feet will find new plush carpet leading to the generous primary bedroom. The primary suite contains a sitting area, walk in closet, and an ensuite with heated tile floors, dual sink taps, and steam shower. Continuing upstairs, there's a welcoming den/reading area, a second bedroom with built in shelving plus generous closet, another four piece bathroom with heated tile and a deep soaker tub, laundry room with custom split doors, and a second private patio. 724 has both a private street entrance plus a second rear foyer which opens to the heated underground parking and two assigned stalls. Not only do you have all the top notch amenities The Estate offers, the condo fee also includes electricity, heat, water and sewer. Here's your chance to come home to one of Calgary's most exactly well run, luxe residences.**

Inclusions: **Steamer unit for Shower, Hard Wired Sound System, Wall mounted TV in kitchen, Banquette attached cushions/bolster, TV wall mounted bracket in living room, Water Filtration for Kitchen Sink**
 Property Listed By: **Houston Realty.ca**

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











