



THE
A-TEAM

**RE/MAX
FIRST**

720 13 Avenue #2410, Calgary T2R 1M5

MLS® #: **A2176905** Area: **Beltline** Listing Date: **11/01/24** List Price: **\$725,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **2,102**
 Low Sqft:
 Ttl Sqft: **2,102**

DOM

19
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:

Access:

Lot Feat:
 Park Feat: **Assigned,Heated Garage,Parkade,Secured,Stall,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Private Entrance,Uncovered Courtyard**

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

Kitchen Appl: **Dishwasher,Double Oven,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Trash Compactor,Washer,Window Coverings**
 Int Feat: **Bookcases,Closet Organizers,Kitchen Island,Soaking Tub,Track Lighting,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Eat in Kitchen	Main	16`0" x 11`7"	Dining Room	Main	16`2" x 12`6"
Living Room	Main	30`0" x 17`8"	Foyer	Main	11`8" x 5`9"
Office	Main	15`5" x 14`11"	Laundry	Main	14`9" x 9`0"
Bedroom - Primary	Main	21`11" x 13`9"	Bedroom	Main	12`8" x 12`4"
4pc Bathroom	Main		4pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$1,979

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: **8211330**

Remarks

Pub Rmks: **Situated on the 24th floor of the prestigious Estate building, this charming 2 bedroom plus den, 2 full bath condo offers over 2100 sq ft of living space plus sweeping views to the south & west to the majestic Rocky Mountains. With large principal rooms drenched in natural light, this is a prime opportunity to renovate & transform this incredible space into your sequestered castle in the sky! This unit also offers in-suite laundry & storage, 2 assigned parking stalls plus an assigned storage locker. Building amenities include a beautifully renovated building entrance, gym, heated salt water pool, Jacuzzi, large deck & BBQ's, 24 hour concierge, Also enjoy The Ranchman's Club next door, the heritage Lougheed House & Beaulieu Gardens across the street plus an easy walk to work & to 17th Ave shops & restaurants.**

Inclusions: **None.**
Property Listed By: **RE/MAX Real Estate (Central)**

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











