



THE
A-TEAM

**RE/MAX
FIRST**

1001 13 Avenue #430, Calgary T2R 0L5

MLS® #: **A2184672** Area: **Beltline** Listing Date: **12/30/24** List Price: **\$439,900**
 Status: **Pending** 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: **1,289**
 Low Sqft:
 Ttl Sqft: **1,289**

DOM

10
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Titled,Underground**

Utilities and Features

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

Construction: **Brick**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsm:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **Elevator,French Door,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`7" x 16`5"	Dining Room	Main	13`7" x 8`0"
Foyer	Main	6`3" x 8`2"	Bedroom	Main	12`4" x 15`2"
Bedroom - Primary	Main	12`1" x 18`0"	Kitchen	Main	11`8" x 11`7"
3pc Bathroom	Main	6`10" x 9`6"	3pc Ensuite bath	Main	6`0" x 11`8"
Laundry	Main	5`9" x 5`6"	Balcony	Main	10`2" x 7`0"

Legal/Tax/Financial

Condo Fee:
\$680

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **8410438**

Remarks

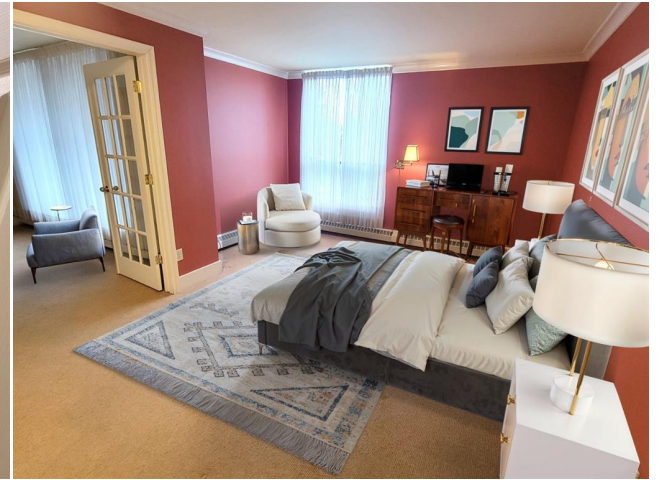
Pub Rmks: **OPEN HOUSE SATURDAY AFTERNONN FOR 2 - 5 pm. LIVING LARGE IN THE BELTLINE** Discover urban living at its finest in Calgary's Beltline community with this updated condo in the prestigious Royal Oak building. This south-facing two bed, two bath unit features an open-concept living space bathed in natural light, a updated kitchen with stainless steel appliances and quartz countertops, and a spacious primary bedroom with a private ensuite and walk-in closet. A good size dining and living area. The second bedroom is opened up with double french doors. Great for a office/bed combo. The deck is great for all your summer plants. Amenities include air conditioning, a party room, guest suite, fitness facilities, heated titled underground parking, and additional storage. Located just blocks from 17th Avenue, downtown, and grocery stores, with some of Calgary's best restaurants and shops only steps away. This pet-friendly complex has been meticulously managed, ensuring a secure investment. Floor plans are available for a closer look at this stylish condo. Some of the photos have been virtually staged.

Inclusions:
Property Listed By: **none**
Real Broker

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





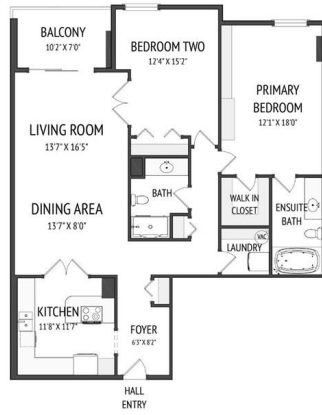






430 - 1001 13 AVE SW, CALGARY
MAIN - 1289.74 Sq.ft. / 119.82 m²
RMS TOTAL - 1289.74 Sq.ft. / 119.82 m²

CONVENTIONAL CONDO
*RECA RMS MEASUREMENTS TAKEN
PAINT TO PAINT



ZOON