



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1001 13 Avenue #1150, Calgary T2R 0L5**

MLS® #: **A2197110**

Area: **Beltline**

Listing Date: **03/05/25**

List Price: **\$625,000**

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

**4**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment-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: **Balcony**

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>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Condo Fee: **\$911**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **CC-MH**

Legal Desc:

8410438

Remarks

Pub Rmks: **OPEN HOUSE Saturday March 8, 2 - 4 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**











