



# 1001 13 Avenue Calgary Alberta

\$419,900

Dreaming of more space? You've found it in this spacious, nearly 1300 SF, 2 bdrm & 2 full bath suite in the desirable and sought-after Royal Oak building, in Calgary's vibrant Beltline! Offering city skyline views from the 9th floor, you'll love all this suite has to offer: full air conditioning, roomy front entry with large entrance closet, hardwood and marble tile floors throughout, gracious room sizes including a huge living room with patio door to private balcony, dining room with lovely chandelier, kitchen with stainless steel appliances, over-sized primary bedroom (easily accommodates king sized furniture) walk in closet & additional patio sliding door to the balcony, 4 pc ensuite bath, second bedroom and main bath beside - easy for a room mate or when guest are over. The in-suite laundry room with side by side washer & dryer is so large you could use it as a den, or have a ton of extra storage. There's a titled, underground parking stall included, too. The building offers owners exceptional amenities: fitness room, social room, a guest suite, bike room, car wash and a welcoming front lobby. Vacant and ready for quick possession. This walk-friendly location is what you've been looking for - grocery stores, boutiques, restaurants and coffee shops are all just around the corner and yours to discover. Book your viewing today! (id:6769)

Kitchen 9.75 Ft x 8.67 Ft  
 Living room 18.92 Ft x 12.50 Ft  
 Dining room 9.25 Ft x 9.25 Ft  
 Other 9.08 Ft x 4.42 Ft  
 Primary Bedroom 18.42 Ft x 11.92 Ft

Other 7.42 Ft x 5.83 Ft  
 4pc Bathroom 7.92 Ft x 7.42 Ft  
 Bedroom 13.50 Ft x 11.67 Ft  
 3pc Bathroom 8.92 Ft x 5.92 Ft  
 Laundry room 9.50 Ft x 9.08 Ft

Listing Presented By:



Originally Listed by:  
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See

**Mirror**

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