



# 720 13 Avenue Calgary Alberta

\$550,000

Welcome to unit 830 in The Estate, a residence that seamlessly combines timeless allure with modern refinement. Nestled in the heart of Calgary's beltline, this exceptionally renovated home is tethered to the historic Ranchmen's Club. The convenience is unmatched, with 24hr concierge, large indoor pool and hot tub, a fully equipped gym and of course all the amenities and social activities you'll be able to enjoy daily upon joining the club. Ideally located with the grocery store, restaurant options and downtown a leisurely stroll away. This unit boasts a kitchen that is nothing short of a culinary masterpiece. Crafted by DreamSpace Interiors, the custom-built cabinetry exudes elegance. Caesarstone quartz countertops grace the space, complemented by BLUM soft-close drawers and doors. BLUM Legrabox stainless steel drawer boxes, modular inserts, and a pull-out Magic Corner storage solution are sure to impress. The kitchen features five Miele appliances, including a 36-inch wide built-in fridge and a 24-inch microwave with a stainless steel surfaced interior. A combination steam convection oven offers both MagicChef programs and custom user-defined capabilities, while the dishwasher comes with a three-spray level stainless steel interior and a built-in water softener. Completing the ensemble is a stainless steel hood vent with three dishwasher-safe grease filters and an induction cooktop. The Blanco silgranite double sink and a new garburator add the final touches to this gourmet haven. As you move into the living area, you'll be captivated by the custom-built TV center, designed to accommodate screens of up to 65 inches. Hidden within is a component cabinet and additional storage cabinetry. Adding warmth and ambiance is the Dimplex XLF 50-inch linear electric fireplace, featuring gas appearance flame technology and a quiet multi-speed fan with a thermostat, generating...

3pc Bathroom 7.75 Ft x 6.17 Ft  
 Bedroom 11.92 Ft x 12.33 Ft  
 Laundry room 6.58 Ft x 10.17 Ft  
 Office 12.25 Ft x 14.75 Ft  
 Foyer 8.67 Ft x 6.92 Ft

3pc Bathroom 8.67 Ft x 7.67 Ft  
 Dining room 11.50 Ft x 13.42 Ft  
 Primary Bedroom 20.67 Ft x 20.58 Ft  
 Living room 19.58 Ft x 16.92 Ft  
 Kitchen 14.67 Ft x 13.08 Ft

Listing Presented By:



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