



## 724 13 Avenue Calgary Alberta

\$694,900

Rare opportunity to own one of only four distinguished townhomes at The Estate - a highly sought after executive condominium which shares a special relationship with The Ranchman's Club (Platinum-ranked, members only) and just across from the historic Lougheed House and Beaulieu Gardens. The Estate offers a discerning full-time concierge, indoor pool and hot tub, well appointed fitness area, vast terraced patio with BBQ's, fire tables and abundant seating, plus a car wash bay. This exquisite two bedroom, two and a half bath, two parking townhome was just recently transformed into an inviting, elegant space you'd be proud to call home. Natural light from the south facing windows showcase both levels. The main floor has newly installed hardwood, updated baseboards and crown moulding. Built-in shelving surrounds the modern bio-ethanol fireplace and also houses the newly professionally hard-wired, updated whole home sound system. The kitchen boasts a chef approved Miele appliance suite which includes integrated refrigerator and dishwasher, induction cooktop, built-in oven, a second built-in steam oven, hidden microwave, instant hot/water filtration, quartz counters - all accented with warm gold hardware. For noshing, there's an eat up bar but also plenty of room at the custom built, sunny banquette crowned with a gorgeous gold toned light fixture. Capping off the main floor, you'll find a two piece powder room and storage room. Up the open staircase, your feet will find new plush carpet leading to the generous primary bedroom. The primary suite contains a sitting area, walk in closet, and an ensuite with heated tile floors, dual sink taps, and steam shower. Continuing upstairs, there's a welcoming den/reading area, a second bedroom with built in shelving plus generous closet, another four piece bathroom with heated tile and a deep soaker tub, laundry room with custom s...

Primary Bedroom 13.08 Ft x 15.58 Ft

Bedroom 16.33 Ft x 9.42 Ft

Den 3.50 Ft x 10.00 Ft

4pc Bathroom Measurements not available

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Dining room 8.67 Ft x 9.33 Ft

Kitchen 13.83 Ft x 10.08 Ft

Living room 19.25 Ft x 15.75 Ft

Storage 4.75 Ft x 6.58 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca