



## 720 13 Avenue Calgary Alberta

\$1,399,999

Welcome to an unparalleled living experience in Calgary's most prestigious address - the Estate Premiere Condominium. This luxurious 2-bedroom, 3-bathroom residence spans an impressive 3,145 sq ft and epitomizes Hollywood glamour with modern sophistication. Step into a world of elegance where Coco Cran design elements merge seamlessly with timeless luxury. The expansive living spaces are adorned with marble and hardwood floors, exuding an air of opulence. The spacious gourmet kitchen is a culinary artist's dream, featuring built-in marble cabinets, granite countertops, sub zero fridge, and maple cabinetry. A formal dining room boasts beveled glass French doors and additional built-in marble cabinets, ideal for hosting sophisticated dinners. Every detail has been meticulously crafted, from the gold-plated fixtures to the full-wall west-facing windows that offer breathtaking mountain views. The desirable floor plan includes a wet bar off the main area and built-in china cabinets, enhancing the condominium's grandeur. This residence provides exclusive access to Ranchman's Club, Alberta's only Platinum-ranked private social and business club, offering an unmatched lifestyle of convenience and prestige. Proximity to the city's business hub ensures you're always connected to the pulse of Calgary's vibrant downtown. Drenched in history, this beautiful building is directly across from the Lougheed House, a fantastic venue to take visitors who are interested in where Calgary started. Enjoy the luxury of a full-time concierge who caters to your every need. Indulge in the indoor pool and sauna, stay fit in the exercise room, and relish the convenience of all utilities included in the condo fees. Looking for some air, what about the massive outdoor patio where you can BBQ, visit with friends and family. 2 heated underground parking stalls are available for your convenience and ea...

Living room 29.17 Ft x 28.75 Ft  
Kitchen 27.58 Ft x 17.67 Ft  
Dining room 25.50 Ft x 19.00 Ft  
Den 6.00 Ft x 5.58 Ft  
Family room 16.92 Ft x 14.25 Ft  
Laundry room 12.08 Ft x 9.67 Ft

Other 5.67 Ft x 5.58 Ft  
Storage 7.33 Ft x 6.08 Ft  
Primary Bedroom 27.33 Ft x 18.75 Ft  
Bedroom 17.00 Ft x 13.58 Ft  
5pc Bathroom 17.75 Ft x 17.33 Ft  
5pc Bathroom 14.08 Ft x 8.75 Ft

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Listing Presented By:



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RE/MAX iRealty Innovations



CIR

REALTY

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Foyer 13.17 Ft x 6.25 Ft

3pc Bathroom 11.42 Ft x 8.42 Ft