



# 1001 13 Avenue Calgary Alberta

\$527,860

Stunningly spacious & bright corner unit boasting close to 1600sqft of living space with east & south city views and walking distance to Downtown office towers, 17th Ave entertainment, restaurants, shopping & Lougheed Park relaxation. This tastefully renovated & very well maintained air conditioned suite with its wrap around balcony and abundance of windows is soaked in natural light all day long without having to deal with the hot & intrusive west sun. The open concept plan features an updated kitchen adjacent to the dining room and an extensive family/living room area that has enough space for a home office. The bedrooms are tucked away from the main living area for maximum privacy and consist of a huge master bedroom complete with large walk in closet & ensuite with jetted tub plus another good sized bedroom with 3pc bathroom. A welcoming foyer and large laundry room with storage complete the layout of this amazing floor plan. This well managed & extremely secure building also offers a well equipped fitness center, spacious meeting/party room, updated guest suite and a luxurious lobby with sitting area. The Royal Oak is an executive complex strategically located in the heart of Beltline with easy access to all amenities, shopping, schools, public transit & major routes. (id:6769)

Living room 24.50 Ft x 20.33 Ft	Other 7.25 Ft x 6.08 Ft
Primary Bedroom 18.00 Ft x 13.83 Ft	Foyer 7.33 Ft x 7.25 Ft
Dining room 12.08 Ft x 12.00 Ft	3pc Bathroom 7.33 Ft x 7.17 Ft
Bedroom 13.92 Ft x 10.00 Ft	Laundry room 8.75 Ft x 8.33 Ft
Kitchen 11.67 Ft x 9.67 Ft	3pc Bathroom 8.92 Ft x 6.42 Ft

Listing Presented By:



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MAXWELL CAPITAL REALTY

**RE/MAX Realty Professionals**

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