



## 1001 13 Avenue Calgary Alberta

\$629,000

Your perfect home awaits! Featuring a contemporary kitchen with top-of-the-line stainless steel appliances and a stunning granite island. This home is designed for both style and function. The exquisite hardwood flooring was refinished adding warmth and charm throughout. The luxurious master ensuite includes heated limestone bathroom floors, Kohler fixtures, granite countertops, a soaker tub, a separate shower, and custom-fitted walk-in closets. Enjoy sweeping views of downtown and South Mount Royal from the expansive wrap-around deck, perfect for relaxing or entertaining. Located just a short stroll from the vibrant restaurants and nightlife of 17th Avenue, you can easily enjoy all the dining, shopping, and entertainment the area offers, yet still retreat to the peaceful tranquility of your home. This building provides convenient underground parking, a meeting/entertainment room, and additional amenities designed to enhance your lifestyle. Don't miss the opportunity to call this absolute gem your home! (id:6769)

Kitchen 12.17 Ft x 11.17 Ft

Living room 24.42 Ft x 14.58 Ft

Dining room 10.75 Ft x 9.50 Ft

4pc Bathroom 8.00 Ft x 6.42 Ft

Primary Bedroom 17.58 Ft x 13.83 Ft

4pc Bathroom 7.33 Ft x 7.17 Ft

Laundry room 9.42 Ft x 8.33 Ft

Bedroom 16.08 Ft x 10.00 Ft

Listing Presented By:



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