



## 1001 13 Avenue Calgary Alberta

\$599,900

Set quietly just off the pulse of 17th Avenue, this exceptional corner-unit residence at The Royal Oak in the Beltline offers a rare combination of scale, style, and serenity. At 1,567 sq ft, this is condo living without compromise -- generous, light-filled, and thoughtfully designed for those who want space without sacrificing location. The two-bedroom, two-bath layout unfolds with ease beneath soaring ceilings, while expansive windows and a corner balcony draw natural light into every room. The kitchen has been modernized with clean, contemporary finishes, creating a space that's as functional as it is inviting -- perfect for quiet mornings or effortless entertaining. The primary suite is a true retreat, spanning 336 sq ft and complete with a walk-in closet and a sleek ensuite with walk-in shower. The second bedroom and full bath offer flexibility for guests, a home office, or both. Completing the home is a rarely found oversized in-suite laundry room, providing abundant storage and practicality that sets this residence apart from typical condo offerings. The Royal Oak is a well-managed, predominantly owner-occupied building, known for its pride of ownership and long-term desirability. Amenities include bike storage, a fitness room slated for upgrade, a social room, and a guest suite for visiting friends or family. All of this, just steps from Calgary's most vibrant dining, shopping, nightlife, transit (free-zone C-Train), parks, and bike paths -- yet tucked away on a quiet, tree-lined street. This is not just a condo -- it's a statement of space, quality, and location. A rare opportunity to own one of the most generously sized and well-appointed homes in the Beltline. (id:6769)

3pc Bathroom 6.25 Ft x 8.92 Ft

3pc Bathroom 7.17 Ft x 7.17 Ft

Bedroom 10.00 Ft x 13.83 Ft

Dining room 12.00 Ft x 9.17 Ft

Family room 20.17 Ft x 12.33 Ft

Foyer 7.08 Ft x 7.42 Ft

Kitchen 9.83 Ft x 12.00 Ft

Laundry room 8.83 Ft x 8.17 Ft

Living room 20.17 Ft x 24.25 Ft

Primary Bedroom 14.00 Ft x 17.92 Ft

Other 6.17 Ft x 7.08 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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