

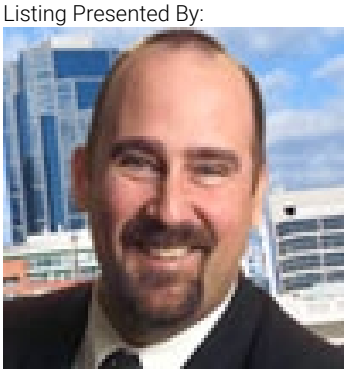
720 13 Avenue Calgary Alberta

$799,000

Welcome to an exceptional opportunity in the prestigious Ranchmen's Club Estates. Perched on the 20th floor, this expansive 2-bedroom residence offers nearly 2,100 sq. ft. of refined living space, complemented by spectacular downtown Calgary views. Designed with both comfort and sophistication in mind, this home features in-suite laundry, extensive custom built-ins, and beautifully updated bathrooms. The spacious primary retreat includes a spa-inspired steam shower, creating a private sanctuary for relaxation.Residents enjoy an impressive collection of premium amenities, including a fitness centre, party room, 24-hour concierge service, and an expansive fifth-floor outdoor terrace complete with gas BBQs and generous seating areas for entertaining. The indoor saltwater pool is currently undergoing an extensive renovation and will soon reopen as a beautifully refreshed amenity, further enhancing the exceptional lifestyle offered at Ranchmen's Club Estates.A significant value-added feature is the building's comprehensive window replacement program. The seller will pay the approximately $130,000 special assessment, allowing the new owner to enjoy this substantial capital improvement without assuming the cost. Scheduled for installation are premium Duxton fiberglass triple-pane windows featuring advanced UV-coated glazing with a subtle privacy tint for enhanced comfort, energy efficiency, and privacy. Opening windows will be replaced with modern top-hinged awning-style units that provide significantly improved ventilation while maintaining excellent weather protection. The new window system is expected to keep the home cooler in the summer, warmer in the winter, and substantially quieter by reducing exterior noise. Owners will also have the opportunity to choose either white or dark brown interior trim to complement their decor, while the building's exterior will be enh...

Foyer 7.17 Ft x 7.00 Ft
Kitchen 11.00 Ft x 12.58 Ft
Breakfast 8.00 Ft x 12.00 Ft
Dining room 14.92 Ft x 12.33 Ft
Living room 35.33 Ft x 14.92 Ft
Family room 16.17 Ft x 18.83 Ft
Primary Bedroom 19.75 Ft x 15.75 Ft
4pc Bathroom 16.00 Ft x 8.08 Ft
Bedroom 12.00 Ft x 11.50 Ft
3pc Bathroom 9.50 Ft x 6.33 Ft
Laundry room 11.42 Ft x 13.50 Ft

Listing Presented By:



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