

720 13 Avenue Calgary Alberta

$799,000

** OPEN HOUSE SAT NOV 21 FROM 1:00 - 3:00 ** Welcome to an exceptional opportunity in the prestigious Ranchmen's Club Estates. Perched on the 20th floor, this spacious two-bedroom residence offers nearly 2,100 sq. ft. of beautifully appointed living space, highlighted by spectacular downtown Calgary views. Designed for both comfort and entertaining, the home features extensive custom built-ins, in-suite laundry and beautifully updated bathrooms. The generous primary retreat offers a spa-inspired steam shower, creating a private space to relax and unwind.Residents enjoy an outstanding collection of amenities, including a fitness centre, party room, 24-hour concierge service and an expansive fifth-floor outdoor terrace featuring gas BBQs and ample seating for entertaining. The indoor saltwater pool is currently undergoing an extensive renovation and will soon reopen as a beautifully refreshed addition to the building's amenities.An exceptional value-added feature is the building's comprehensive window replacement program, with the seller paying the approximately $130,000 special assessment on behalf of the new owner. The project includes premium fiberglass triple-pane windows featuring advanced UV-coated glazing with a subtle privacy tint. Opening windows will be replaced with modern top-hinged awning-style units, offering improved ventilation and excellent weather protection. This significant capital improvement is expected to deliver greater energy efficiency, improved year-round comfort and substantially reduced exterior noise. Owners will also have the option of white or dark brown interior trim to complement their decor, while the building's exterior will feature an elegant dark brown finish.Additional highlights include two secure underground parking stalls. Ideally located within walking distance of grocery stores, shopping, restaurants and everyday convenienc...

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 15.42 Ft x 18.92 Ft

Family room 16.17 Ft x 18.83 Ft

Primary Bedroom 19.75 Ft x 15.75 Ft

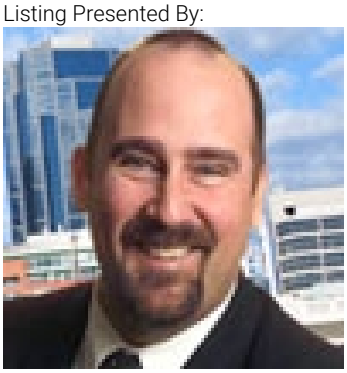
4pc Bathroom 16.00 Ft x 8.08 Ft

Bedroom 12.00 Ft x 11.50 Ft

3pc Bathroom 9.50 Ft x 6.33 Ft

Laundry room 11.42 Ft x 8.50 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Mission Real Estate

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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

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