

# \$625,000 - 1150, 1001 13 Avenue Sw, Calgary

MLS® #A2197110

## \$625,000

2 Bedroom, 2.00 Bathroom, 1,588 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

OPEN HOUSE Saturday April 5, 12 - 3 PM.  
Spacious and Bright SW Corner Unit in The Royal Oak. Offering 1587 Sq Ft with an Open Concept Floor Plan, 2 Bedrooms, 2 Bathrooms and 2 Titled Parking with storage lockers. Huge Wrap Around Balcony, Central Air Conditioning, In suite Laundry and storage room. Indoor Wood Burning Fire Place. The Kitchen Features Kitchen Kraft Cabinets, Ample Counter space and raised eating bar. Updated Luxury Vinyl Plank Flooring throughout. Large Primary Bedroom Offers a Walk in Closet and Full Ensuite Bathroom. Amenities of Royal Oak Include a fitness Centre, Social Room, Guest Suite, Bike Room, and Car Wash. Walking distance to grocery stores, restaurants, cafes and the vibrant 17 Ave SW.

Built in 1981

## Essential Information

MLS® #	A2197110
Price	\$625,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,588
Acres	0.00
Year Built	1981
Type	Residential



Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	1150, 1001 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0L5

### Amenities

Amenities	Elevator(s), Fitness Center
Parking Spaces	2
Parking	Heated Garage, Off Street, Secured, Stall, Titled, Underground
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	14

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

### Additional Information

Date Listed	March 5th, 2025
Days on Market	45
Zoning	CC-MH

### Listing Details

Listing Office

CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.