

1040, 1001 13 Avenue SW
Calgary, Alberta

MLS # A2193489



\$434,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,293 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 693
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Spacious 10th-Floor Condo with Downtown Views in the Royal Oak! Welcome to The Royal Oak, a sought-after condominium residence in the heart of the city. This spacious two-bedroom, two-bathroom unit offers nearly 1,300 square feet of well-designed living space, complemented by stunning downtown views and a range of premium amenities. If you've been searching for a well-maintained, centrally located home with an open-concept layout, this property is a must-see. This 10th-floor unit features a bright and airy open-concept floor plan, ideal for both entertaining and everyday living. The living and dining areas flow seamlessly together, offering ample space for your furniture and décor. Expansive windows provide breathtaking views of downtown, allowing natural light to fill the space throughout the day. The kitchen is well-appointed with plenty of cabinet storage and counter space, making meal preparation and hosting guests a breeze. Whether you're enjoying a quiet evening at home or hosting friends and family, this space is designed to accommodate your lifestyle. The condo includes two generously sized bedrooms, each offering comfort and privacy. The primary bedroom features a four-piece en-suite bathroom. The second bedroom is equally spacious, making it a versatile space—whether used as a guest room, home office, or personal retreat. A separate three-piece bathroom is conveniently located nearby, perfect for visitors or additional household members. This unit is equipped with central air conditioning, ensuring year-round comfort even during the warmest months. In-suite laundry provides added convenience, eliminating the need for shared facilities. For those who drive, the titled underground parking stall ensures your vehicle is secure and protected from the elements, a valuable feature in

an urban setting. The Royal Oak is a well-maintained and highly desirable building, offering a variety of amenities that enhance the convenience and quality of life for its residents. Enjoy access to a fully equipped gym, making it easy to maintain an active lifestyle without leaving the building. Enjoy a social room, whether you're hosting a gathering or attending a community event, this versatile space provides an excellent setting for socializing. Don't forget the guest suite available when friends or family visit, they'll have a comfortable place to stay without compromising your personal space. Located just steps from 17th Avenue, this condo places you in the heart of one of the city's most vibrant neighbourhoods. Enjoy easy access to; a wide selection of restaurants, cafes, and coffee shops, trendy boutiques and retail stores, nearby grocery stores and daily conveniences, beautiful parks and green spaces and public transit options for seamless commuting. This unbeatable location allows you to experience the best of city living while still having a comfortable and quiet space to call home.