

\$639,900 - 1220, 1001 13 Avenue Sw, Calgary

MLS® #A2223004

\$639,900

2 Bedroom, 2.00 Bathroom, 1,625 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Dreaming of more space? You™ve found it in this spacious, 1625 SF suite, designed for both style and function - offering 2 bdrm & 2 full baths in the desirable and sought-after Royal Oak building, in Calgary™s vibrant Beltline! Offering NE CORNER, sweeping city skyline VIEWS from the 12th floor, you™ll love all this suite has to offer: full air conditioning, roomy front entry with large entrance closet, gleaming hardwood and tile floors throughout, updated light fixtures throughout, gracious room sizes including a huge entertaining sized living room with a wood burning 2 sided fireplace, patio door to private wrap around balcony -perfect for relaxing or entertaining, dining room with built-in buffet, recently renovated kitchen with fresh white cabinets is open to the dining area and offers stainless steel appliances and large tile backsplash, over-sized primary bedroom (easily accommodates king sized furniture) walk in closet & 3 pc ensuite bath with soaker tub and spacious vanity, second bedroom with mirrored sliding closet door and main bath beside it - easy for a room mate or when guests are over. In-suite laundry room with side by side washer & dryer completes the suite. There™s a titled, underground parking stall included, too, with storage locker at the head of the stall. The Royal Oak building offers owners exceptional amenities to enhance your convenience and quality of life: fitness room, social room, a guest suite, bike room, car wash and a welcoming front lobby.



Building is pet friendly, no restrictions with board approval. This walk-friendly location is what youâ€™ve been looking for â€“ grocery stores, boutiques, restaurants and coffee shops are all just around the corner and yours to discover, beautiful parks and green spaces and public transit options for seamless commuting. Book your viewing today!

Built in 1981

Essential Information

MLS® #	A2223004
Price	\$639,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,625
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1220, 1001 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0L5

Amenities

Amenities	Elevator(s), Fitness Center, Party Room, Secured Parking, Storage
Parking Spaces	1
Parking	Heated Garage, Secured, Titled, Underground, Parkade
# of Garages	1

Interior

Interior Features	Built-in Features, Soaking Tub, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Wood Burning, Double Sided
# of Stories	16

Exterior

Exterior Features	Balcony
Roof	See Remarks
Construction	Brick, Concrete

Additional Information

Date Listed	May 21st, 2025
Days on Market	1
Zoning	CC-MH

Listing Details

Listing Office	RE/MAX Realty Professionals
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