

\$499,000 - 340, 1001 13 Avenue Sw, Calgary

MLS® #A2263760

\$499,000

2 Bedroom, 2.00 Bathroom, 1,302 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

COMPLETELY RENOVATED, in an excellent BELTLINE location, a 1,300 SQ FT unit at the elegant Royal Oak Condominium! A special home in a well-managed building with a healthy surplus (LOW FEES per square foot). SHORT WALK to shops, restaurants, pubs, grocery stores, parks, public transit, bike paths etc.

The 3rd floor location provides the option of using the stairs instead of one of the 2 elevators and the balcony overlooks the QUAIN STREET with mature trees and a view to Barb Scott Park and downtown. You are allowed 2 PETS (including 2 dogs of any size, potential breed restrictions) with Board approval. This impressive AIR-CONDITIONED unit gives off a more "homey" feel, with its special hall-plan layout and comforting character!

The PROFESSIONAL RENOVATIONS include paint, flooring, lighting, cupboards/built-in dining cabinetry, quartz countertops, appliances and new plumbing! ALL ROOMS ARE GENEROUS, including the welcoming foyer and there is dual access to the balcony, a laundry/storage room with extra fridge/freezer, plus the two washrooms with showers and the on-suite including a jacuzzi tub.



There is an UNDERGROUND PARKING STALL and the current owners rent a 2nd space (which is covered from another owner), plus there is a double-size storage locker from the condominium (with availability). In addition to the great off-site conveniences, BUILDING AMENITIES include a lounge/library room, large "social"™ room with kitchen, fitness/exercise room, bike storage room, car wash station and even a guest suite (\$60.00/night)!

Built in 1981

Essential Information

MLS® #	A2263760
Price	\$499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,302
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	340, 1001 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0L5

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Secured Parking, Storage, Guest Suite, Recreation Room
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Parking Spaces 1
Parking Off Street, Titled, Underground

Interior

Interior Features Jetted Tub, No Smoking H
Recessed Lighting, Soaking T
Appliances Built-In Refrigerator, Centra
Hood Fan, Refrigerator, Was
Oven
Heating Baseboard
Cooling Central Air
of Stories 15

Exterior

Exterior Features Balcony
Construction Brick, Concrete

Additional Information

Date Listed October 10th, 2025
Days on Market 31
Zoning CC-MH

Listing Details

Listing Office The Real Estate District



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