

\$524,500 - 340, 1001 13 Avenue Sw, Calgary

MLS® #A2263760

\$524,500

2 Bedroom, 2.00 Bathroom, 1,302 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Move In Ready, Excellent Location!

Completely renovated 5 years ago, this 1,300 sq ft unit at the elegant Royal Oak Condominium is located in the vibrant West Beltline! This is a special home in a well-managed building with a healthy surplus (leading to relatively low per square foot fees) and short walking proximity to numerous parks, public transit options, bike paths, grocery stores, shops, restaurants, pubs, breweries etc.

Located on the 3rd floor, so you can easily use the stairs instead of one of the 2 elevators when you're able/wish to. The balcony overlooks the quaint character homes/large mature treed street with a view to Barb Scott Park and downtown. This impressive air-conditioned unit gives off a more "homey" feel, with its special hall-plan layout and comforting character, giving it a personality all its own!

The professional renovations encompass everything including paint, LVP flooring, high baseboards, exquisite lighting, extensive cupboards/built-in dining and "bonus" room cabinetry, quartz countertops, top-of-the-line appliances and new plumbing. All rooms are generous, including the welcoming foyer, living room and primary



bedroom (private from each other and both with access to the balcony, on which you can barbeque), 2nd bedroom/den with window/closet, â€™flex spaceâ€™ (with W/D, extra fridge/freezer, desk/storage cupboards), opened-up kitchen, sizeable dining room and washrooms (4-piece on-suite with jacuzzi tub beside the walk-in closet and 2nd one as a 3-piece off the main hallway).

There is a designated underground parking space and the current owners rent a 2nd stall from another owner in the covered parking area at grade and a storage locker from the condominium (with availability) indoors off the main lobby area. In addition to the great off-site conveniences, building amenities include an alluring lobby with adjacent waiting/lounge/library room, large â€™socialâ€™ room (with a full kitchen and outdoor patios for meetings, parties, celebrations etc.), fully equipped fitness/exercise room, guest suite, bike storage room and car wash station. 2 pets allowed (including 2 dogs, any size, potential breed restrictions) upon Board approval. Please note, photos are from previous listing.

You can have it all at this magnificent, fashionable suite at Royal Oak Condominiums!

Built in 1981

Essential Information

MLS® #	A2263760
Price	\$524,500
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
Parking Spaces	1
Parking	Titled, Underground, Off Street

Interior

Interior Features	Jetted Tub, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Recreation Facilities
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Built-In Refrigerator, Convection 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	4
Zoning	CC-MH

Listing Details

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