

# \$509,000 - 340, 1001 13 Avenue Sw, Calgary

MLS® #A2263760

**\$509,000**

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          | \$509,000         |
| 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, Recreation Room, Secured Parking, Storage, Guest Suite |
|-----------|----------------------------------------------------------------------------------------------------------------|

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 1                               |
| Parking        | Off Street, Titled, Underground |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Soaking Tub, Walk-In Closet(s)        |
| Appliances        | Built-In Refrigerator, Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, 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 | 13                 |
| Zoning         | CC-MH              |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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