

310, 1001 13 Avenue SW
Calgary, Alberta

MLS # A2287841



\$568,888

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,567 sq.ft. | Age: | 1981 (45 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 835 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | CC-MH |
| Foundation: | - | Utilities: | - |
| Features: | Granite Counters, See Remarks, Storage | | |

Inclusions: Built-in closet in primary suite, electric fireplace in dining room, kitchen island

Looking for space and Location? This is the one. With 1,567 sq ft, the first thing you'll notice is how big everything feels — real rooms, real space, and windows everywhere bringing in natural light all day long. This corner unit at The Royal Oak is anything but typical Beltline condo living. The living room isn't squeezed in — it's a full, comfortable space that actually fits your furniture. Same goes for the dining area, with plenty of room to host without feeling tight. The kitchen has been updated and opens right into the main living space, making it easy whether you're entertaining or just going about your day. Step outside to the wrap-around south-facing balcony, and this is where the unit really separates itself. It's large, private, and gets sun all day — not just a small outdoor spot, but a space you'll actually use. The primary bedroom is massive — over 300 sq ft — with more than enough room for a king bed, additional furniture, and still space to move. It includes a walk-in closet and a clean, updated ensuite with a walk-in shower. The second bedroom is also a great size — perfect for guests, a home office, or both — without having to compromise. You'll also appreciate the central air conditioning (not common in many condos) and a large in-suite laundry room with real storage space, something you don't often see. The Royal Oak is a well-run, mostly owner-occupied building with a strong reputation. Amenities include a fitness room, social room, guest suite, and bike storage. And the location works. You're just off 17th Avenue — close to everything — but far enough removed that it's actually quiet, with a park across the street and tree-lined surroundings. If you've been frustrated by small condo layouts, this one will feel

completely different.