

1310, 720 13 Avenue SW
Calgary, Alberta

MLS # A2269443



\$929,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	2,022 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, See Remarks, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,979
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Granite Counters, Track Lighting, Walk-In Closet(s), Wired for Sound		

Inclusions: Murphy Bed, Tv & Stereo Accessories in the Den

This beautiful 2022 sq ft executive condo is ideal for entertaining. Only one of three units on this floor providing a more private corridor entry that can be personalized with owner's artwork. Once you walk in, you are met with a large living room with adjoining window seating area and a breakfast nook adjoined by a large dining room capable of seating 12. The graciously sized windows boast a mountain view from the dining room. The kitchen gleams with granite counter tops and maple cabinetry. The appliances include an oven with induction top, refrigerator, dishwasher and small wall convection oven and a warming drawer. Just off the kitchen is the laundry room complete with multiple storage and adjoining room that holds a wine cabinet and a second refrigerator location. Once checking upon the primary bedroom with a massive dressing room with multiple closets and sitting area and a grand view of the Lougheed House and park below. The master bathroom consists of a large shower with steam option. The large Den doubles as a spare bedroom with a murphy bed and an office area. It has a large media center with large TV that is included in the sale. The condo is fully wired from the media closet with speakers throughout. Entertaining? There is bookable access to the indoor pool & hot tub and adjacent patio with BBQ for family and social events. Large outdoor landscaped patio for casual use and BBQing. The building is connected to the Ranchmens Club with direct access.