

310, 1001 13 Avenue SW  
Calgary, Alberta

MLS # A2278626



**\$599,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 835
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Recreation Facilities, See Remarks, Walk-In Closet(s)		
<b>Inclusions:</b>	Built-in closet in primary suite, electric fireplace in dining room, kitchen island		

Set quietly just off the pulse of 17th Avenue, this exceptional corner-unit residence at The Royal Oak in the Beltline offers a rare combination of scale, style, and serenity. At 1,567 sq ft, this is condo living without compromise — generous, light-filled, and thoughtfully designed for those who want space without sacrificing location. The two-bedroom, two-bath layout unfolds with ease beneath soaring ceilings, while expansive windows and a corner balcony draw natural light into every room. The kitchen has been modernized with clean, contemporary finishes, creating a space that's as functional as it is inviting — perfect for quiet mornings or effortless entertaining. The primary suite is a true retreat, spanning 336 sq ft and complete with a walk-in closet and a sleek ensuite with walk-in shower. The second bedroom and full bath offer flexibility for guests, a home office, or both. Completing the home is a rarely found oversized in-suite laundry room, providing abundant storage and practicality that sets this residence apart from typical condo offerings. The Royal Oak is a well-managed, predominantly owner-occupied building, known for its pride of ownership and long-term desirability. Amenities include bike storage, a fitness room slated for upgrade, a social room, and a guest suite for visiting friends or family. All of this, just steps from Calgary's most vibrant dining, shopping, nightlife, transit (free-zone C-Train), parks, and bike paths — yet tucked away on a quiet, tree-lined street. This is not just a condo — it's a statement of space, quality, and location. A rare opportunity to own one of the most generously sized and well-appointed homes in the Beltline.