TheresaCallioux
Sutton Group Grande Prairie Professionals

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1150, 1001 13 Avenue SW
Calgary, Alberta

MLS # A2197110

$625,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-High-Rise (5+)

Size:	1,588 sq.ft.	**Age:**	1981 (44 yrs old)
Beds:	2	**Baths:**	2

Garage:	Heated Garage, Off Street, Secured, Stall, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 911
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	CC-MH
Foundation:	-	**Utilities:**	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Inclusions: N/A

OPEN HOUSE Saturday March 8, 2 - 4 PM. Spacious and Bright SW Corner Unit in The Royal Oak. Offering 1587 Sq Ft with an Open Concept Floor Plan, 2 Bedrooms, 2 Bathrooms and 2 Titled Parking with storage lockers. Huge Wrap Around Balcony, Central Air Conditioning, In suite Laundry and storage room. Indoor Wood Burning Fire Place. The Kitchen Features Kitchen Kraft Cabinets, Ample Counter space and raised eating bar. Updated Luxury Vinyl Plank Flooring throughout. Large Primary Bedroom Offers a Walk in Closet and Full Ensuite Bathroom. Amenities of Royal Oak Include a fitness Centre, Social Room, Guest Suite, Bike Room, and Car Wash. Walking distance to grocery stores, restaurants, cafes and the vibrant 17 Ave SW.