$519,900 - 1140, 1001 13 Avenue Sw, Calgary

MLS® #A2238096

$519,900

2 Bedroom, 2.00 Bathroom, 1,296 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Discover an unparalleled opportunity to own a spacious 1,296 sq ft, fully renovated 2-bedroom, 2-bathroom condo on the 11th floor of The Royal Oak, of a premier Beltline building, listed at $519,900. Perfect for urban professionals, downsizers, or savvy investors, this move-in-ready masterpiece blends modern luxury with practical elegance in one of Calgary's most sought-after neighborhoods. Step into a bright, open-concept living space featuring a stunning quartz kitchen with new KitchenAid appliances backed by extended warranties, a sleek backsplash, and plank flooring and ceramic throughout. The airy layout is enhanced by freshly painted walls, new doors and hardware, and the removal of dated popcorn ceilings, creating a contemporary aesthetic. Unwind by the built-in wall unit with an electric fireplace and TV mount, or step onto the cozy balcony with raised tile flooring to enjoy serene city views. Air conditioning ensures year-round comfort, while the in-unit storage and laundry, paired with a rare oversized parking stall and dedicated storage container, offer unmatched convenience in urban living.

Nestled on a quiet street just steps from 17th Avenue's vibrant dining, shopping, and nightlife, and within walking distance to the C-Train (free zone), parks, and bike paths, this condo delivers the perfect balance of urban energy and tranquility. The well-managed, mostly owner-occupied building fosters pride

and peace, with exceptional maintenance and a suite of amenities including bike storage, a soon-to-be-upgraded fitness room, a social room for gatherings, and a guest suite for visiting family or friends. Unlike smaller or less renovated condos in the Beltlineâ€"such as units at 902 sq ft or 1,193 sq ft in nearby buildingsâ€"this 1,296 sq ft gem stands out with its generous size, owner-upgraded features like new windows and water shutoffs, and premium parking/storage, making it a rare find in Calgaryâ€™s competitive market. Whether youâ€™re seeking a stylish urban home, a low-maintenance retreat, or a high-value investment with strong tenant appeal, this condo checks every box. Donâ€™t miss your chance to own a standout property in the heart of the Beltline, where demand is soaringâ€"book your showing today to experience this exceptional home and secure it before itâ€™s gone!

Built in 1981

Essential Information

MLS® #	A2238096
Price	$519,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,296
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1140, 1001 13 Avenue Sw
Subdivision	Beltline

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0L5

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Snow Removal, Guest Suite, Party Room
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	15

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	7
Zoning	CC-MH

Listing Details

Listing Office	RE/MAX Realty Professionals