

310, 1001 13 Avenue SW
Calgary, Alberta

MLS # A2306327



\$555,555

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:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 860
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Granite Counters, See Remarks, Storage		

Inclusions: Cabinet in primary suite, electric fireplace in dining room, kitchen island

One of the best-priced units per square foot in the Beltline — and it shows even better in person. If you've been searching for space, natural light, and a layout that actually works, this one stands out right away. With 1,567 sq ft, this corner unit at The Royal Oak offers something hard to find downtown — large, usable rooms and windows on multiple sides bringing in light throughout the day. Everything feels open, comfortable, and easy to live in. The living room is truly a living space — not something you have to work around. The dining area easily handles a full table for hosting, and the updated kitchen connects seamlessly to it all, making the main floor feel connected without being crowded. The wrap-around south-facing balcony is a major feature. It's big, private, and gets sun all day — a space you'll actually spend time in, not just step out onto. The primary bedroom is over 300 sq ft and offers more than enough room for a full setup without compromise. Add in the walk-in closet and updated ensuite with walk-in shower, and it feels like a proper retreat. The second bedroom is also well-sized — ideal for guests, a home office, or both. You'll also find central air conditioning (a big bonus in this price range) and a large in-suite laundry room with real storage, something that's often missing in condo living. The Royal Oak is a well-managed, primarily owner-occupied building with a solid reputation. Amenities include a fitness room, social space, guest suite, and bike storage. Located just off 17th Avenue, you're close to everything — restaurants, cafes, shopping — while still enjoying a quieter, tree-lined street with a park nearby. Easy to view, easy to appreciate, and easy to see yourself living here. If you've been frustrated by tight condo layouts, this one will feel

like a completely different option.