

204, 1328 13 Avenue SW  
Calgary, Alberta

MLS # A2210519



# \$289,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	780 sq.ft.	Age:	1967 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 617
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Storage		

Inclusions: N/A

Discover this thoughtfully updated 2 bedroom, 1 bathroom condo in Calgary's vibrant Beltline neighbourhood. This beautiful condo offers the perfect blend of modern luxury and urban convenience in a concrete building. Featuring a sunny south facing patio with city views, a spacious floor plan with 780 sq. ft, open concept kitchen/living space with a neutral colour palette, new luxury laminate flooring throughout, a new counter depth fridge, granite countertops, custom front entryway built-ins for extra storage space, in-suite front load laundry machines, new vinyl windows installed within the last 2 years and 2 sizable east facing bedrooms with custom built-ins. The condo comes with 1 covered parking stall and 2 storage lockers - one across the hall from the unit and 1 in the basement. Additional highlights include; a well managed building with an on-site building manager, no post tension cables, secured bike storage rooms and a common laundry room in the basement of the building, Telus fibre optic is run to every unit for easy access to high speed internet and tv, enjoy the convenience of a garbage chute on every floor, peace of mind and pride of ownership with no short term rentals allowed, the building is situated on a mature tree-lined street with no parking permits required and is a pet friendly building with condo board approval. Located just steps to 14th Street SW and a short walk to 17th Avenue SW, this unit offers unparalleled access to boutique shops, charming cafes, trendy restaurants, bars, cultural landmarks, grocery stores, the Bow River Pathway system, schools, Connaught Park, Sunalta C-Train station and multiple bus transit routes. This gem is a rare find, combining style, space, and location—all for under \$290,000. Don't miss your chance to call this home!