

401, 525 13 Avenue SW
Calgary, Alberta

MLS # A2164889



\$199,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	562 sq.ft.	Age:	1968 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Covered, Enclosed, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Tile

Roof: -

Basement: -

Exterior: Brick, Stucco

Foundation: -

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: \$ 505

LLD: -

Zoning: CC-MH

Utilities: -

Inclusions: N/A

Fantastic opportunity to own in Wexford Place! This lovely 1 bedroom + 1 bath condo includes an assigned COVERED and secure parking stall and a storage locker. Situated on the 4th floor, you'll love the fantastic skyline views while sipping coffee on your covered balcony. This unit has been freshly painted and features IN-SUITE laundry! Walking inside, you'll love that the bedroom and bathroom are nicely separated from the living space. The galley kitchen is a functional design with plenty of counter space. The dining area is adorned with a large window that brings in natural light + the large living room is generously sized. Condo fees include all utilities except for electricity. No dogs are permitted in this complex, however cats are ok with board approval.