

301, 1312 13 Avenue SW  
Calgary, Alberta

MLS # A2167351



## \$250,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	827 sq.ft.	<b>Age:</b>	1969 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 685
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

This amazing 2 bedroom 1 bathroom condo is located on a beautiful tree-lined street. Within walking distance to 17th ave, public transit, shopping, restaurants, and pubs. Your new apartment offers plenty of storage, hardwood flooring, and large windows throughout. A thoughtfully laid out kitchen features sleek black appliances, timeless tile back-splash, and a handy breakfast bar. A spacious dining area is ideal for quiet dinners in and the living room is flooded in natural light from the large window. A sliding glass door provides access to the private balcony with room for BBQ and seating. The 2 generous bedrooms both feature large closets for storage. This unit includes in-suite laundry and 1 assigned parking spot.