505, 1312 13 Avenue SW
Calgary, Alberta

MLS # A2177451

$219,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	High-Rise (5+)

Size:	595 sq.ft.	**Age:**	1969 (55 yrs old)
Beds:	1	**Baths:**	1
Garage:	Alley Access, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 497
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	CC-MH
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Vinyl Windows		

Inclusions:	freestanding black mirror

Prime investment opportunity or an affordable option for a first time buyer! Located in the heart of the Beltline on a quiet tree-lined street. This 1 bedroom, 1 bathroom, corner unit is the property you've been waiting for! Well managed, concrete building with new windows, sliding doors, and roof. Condo fees include all utilities, even electricity. Comes with 1 assigned parking stall (#15). Ideal open concept floor plan with numerous updates including the kitchen, bathroom, laminate flooring in the main living areas, neutral carpet in the bedroom, fusion quartzite countertops, modern tile, convenient in-suite laundry and a modern colour palette. South facing patio with west exposure and city views. Pet friendly building with condo board approval. Prime location and located within a short walk to the Sunalta LRT station, main bus transit routes on 14th Street SW, the trendy shops, bars and restaurants in the Beltline community and 17th Ave SW. Live or invest in one of highest walkability scores in all of Calgary. Professionally cleaned and available for a quick possession!