

**205, 1213 13 Avenue SW  
 Calgary, Alberta**

**MLS # A2277897**

**\$314,900**



<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 642
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b> Windows	Breakfast Bar, Chandelier, Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl		
<b>Inclusions:</b>	TV mounts, headboard in Primary bedroom		

WELCOME TO YOUR DREAM CONDO! Walking through the front door of your new home will check every box on your list including it being FULLY UPDATED, a Sunny South Exposure, and situated in the most walkable neighbourhood in Calgary with a walkability score of 99/100! Proudly presenting to you: Manor House – this well-cared for, quiet CONCRETE complex – where your affordable condo fees include all utilities (yes....even electricity!). This SPECTACULAR 2-bedroom home has been transformed and modernized, in the desirable Beltline neighbourhood – just steps away from all the action! Inside you will instantly appreciate the new elegant luxury vinyl plank flooring throughout the home which matches the modern decor throughout. The home features exceptional updates and upgrades throughout, which start out in the striking kitchen. The kitchen (like the entire home) has been completely renovated, highlighted by ALL new cabinetry and stunning Quartz gun metal grey countertops, with undermount sink. Counter level seating awaits, perfect for visiting with friends and family as you entertain from your exquisite gourmet kitchen. Updated SS appliances can't wait to be used by you! There is ample space for a deep freeze IN your kitchen, without losing any counter or cupboard space, tucked away under the counter! Just off the kitchen is a large dining room, which can easily host a large dining table, perfect for making memories with friends and family. This home features beautiful crown moulding throughout; as well as beautifully updated lighting throughout. The large stunning living room is an exceptional space, large enough to accommodate all your furniture, providing plenty of space to relax or provide the ideal space to entertain! The tour continues with 2 large closets in the hall, and an

updated & stunning 4-pc bathroom. The Primary bedroom is one of the largest you will find – hosting a King size bed, dresser and nightstands with ease, while still allowing for ample space leftover. The Primary closet features custom built-ins, easily organizing your wardrobe. The secondary bedroom is of excellent size and is the ideal place to host your home office, guest bedroom or use as a Yoga space! Newly updated vinyl windows allow your home to be energy efficient year-round! The large (11.5x 5 ft) balcony is ready for your enjoyment – offering endless sunshine with a sunny south facing view, perfect to enjoy in the warmer months! There is FREE laundry located on every floor of this superb building. Your new home comes with one assigned secure parking stall + additional storage locker for your items you don't use every day. There is so much to love about this unique home including its location! You can walk or bike easily to work, and take in and enjoy the multitude of local shops, restaurants, pubs, grocery stores, and so much more!