

**303, 1328 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2292554**



**\$215,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	556 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 474
<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 Smoking Home, Quartz Counters, Storage		

**Inclusions:** N/A

Welcome to this bright SOUTH-FACING condo in the heart of Calgary's vibrant Beltline. Perfectly located just steps from the shops, restaurants, and cafes of 17th Avenue SW, this home offers the ideal blend of city living and everyday comfort. Inside, you'll find NEW LUXURY VINYL PLANK FLOORING, NEW STONE PLASTIC COMPOSITE (SPC) FLOORING in the kitchen & QUARTZ COUNTERTOPS THROUGHOUT, giving the space a clean, modern feel. The open living and dining area is perfect for relaxing or entertaining, with UPGRADED LIGHTING and NEWER PAINT that adds a fresh touch throughout the home. The kitchen also features a new microwave and plenty of functional space for cooking and storage. The large bedroom offers a generous closet and overlooks mature trees, creating a surprisingly quiet and peaceful setting right in the city. Step outside onto the long, private south-facing balcony—an ideal spot for morning coffee or unwinding at the end of the day. Additional features include a convenient washer/dryer combo located in the IN-SUITE STORAGE room, a NEW BATHTUB with updated bathroom flooring, in-suite fibre optics, and the solid construction of a well-maintained CONCRETE BUILDING. The building has also seen recent upgrades, including vinyl windows replaced approximately two years ago. This unit comes with an assigned STORAGE UNIT & an assigned COVERED PARKING STALL. There is also free street parking on 13th Avenue. The building is professionally managed for peace of mind. Enjoy the convenience of being within walking distance to two LRT stations, grocery stores including Community Natural Foods, and all the energy and amenities that make the Beltline one of Calgary's most sought-after neighbourhoods. City living, quiet comfort, and an

unbeatable location&mdash;this condo is ready to welcome you home!