

501, 1312 13 Avenue SW
Calgary, Alberta

MLS # A2316060



\$189,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	828 sq.ft.	Age:	1969 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 692
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	cc-ma
Foundation:	Brick/Mortar	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions: No

PRICE REDUCED!! Modern concrete building located on a quiet street, just steps from all amenities, enjoy walking distance to 17th Ave's trendy restaurants and shops, with parks and LRT nearby perfect for an easy commute or walk to work. This unit includes a rare, covered parking stall, with three sided enclosed for added convenience and security. Condo fees include all utilities!! Fresh paint...New laminate flooring throughout. Excellent opportunity for first time investors and buyers. Prime access north or south via 14th Street, combining urban living with exceptional connectivity. Property is in move in condition! Vacant show any time....