

306, 1111 13 Avenue SW
Calgary, Alberta

MLS # A2317618



\$245,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	765 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, None

Floors: Laminate, Tile

Roof: Asphalt Shingle

Basement: -

Exterior: Brick, Composite Siding

Foundation: -

Features: Breakfast Bar, Ceiling Fan(s), See Remarks, Skylight(s), Storage

Water: -

Sewer: -

Condo Fee: \$ 505

LLD: -

Zoning: CC-MH

Utilities: -

Inclusions: Window Coverings, Ceiling Fan

Welcome to this charming and affordable 1 bedroom plus den condo in the heart of Calgary's vibrant Beltline district. Just steps from 17th Avenue, downtown, restaurants, cafes, shopping, and transit, this home offers the perfect blend of convenience and comfort. Inside, you'll find a warm and inviting living space featuring a cozy wood-burning fireplace, a bright sunroom that's perfect for morning coffee or a quiet reading nook, and the convenience of in-suite laundry. The kitchen is equipped with stainless steel and black appliances and island that makes for a great prep area or eat-up breakfast bar. The spacious primary bedroom offers exceptional storage with three closets. The den can be used as a 2nd bedroom or home office and features beautiful bay windows overlooking the courtyard below. Complete with secure underground parking and storage, this a well-managed condominium corporation. Significant building updates include windows, roof, and siding, this property offers outstanding value for first-time buyers, investors, or those looking to enjoy an inner-city lifestyle. Don't miss your opportunity to own in one of Calgary's most walkable and sought-after neighbourhoods.