

304, 1736 13 Avenue SW
Calgary, Alberta

MLS # A2318743



\$195,000

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	681 sq.ft.	Age:	1962 (64 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 656
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home		

Inclusions: None

Bright top-floor condo in the heart of Sunalta, just steps from 17th Avenue, the Sunalta LRT Station, downtown amenities, cafés, restaurants, and shopping. This well-maintained unit offers a spacious and functional layout featuring rich hardwood floors throughout the main living areas and a bright living room filled with natural light. The kitchen is equipped with granite countertops, ample cabinetry, and generous counter space, making meal preparation and entertaining a breeze. The spacious primary bedroom provides excellent storage and the added convenience of in-suite laundry, discreetly tucked away in its own dedicated closet. A full bathroom, thoughtful floor plan, and abundant natural light throughout complete the interior. Step outside to your private balcony, perfect for enjoying your morning coffee or unwinding at the end of the day. Ideal for first-time buyers, investors, or downsizers seeking a low-maintenance home in one of Calgary's most walkable and connected inner-city neighbourhoods, with easy access to river pathways, downtown offices, transit, and the vibrant lifestyle of 17th Avenue.