

101, 323 13 Avenue SW
Calgary, Alberta

MLS # A2321527



\$199,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	656 sq.ft.	Age:	1969 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 520
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Crown Molding, Jetted Tub		

Inclusions: n/a

Welcome to this large, beautifully appointed 1-bedroom, 1-bathroom condominium offering 656 sq. ft. of thoughtfully designed living space in an award-winning building. Proud recipient of the 2014 Calgary Best Multi-Residential Building Award, this exceptionally maintained and secure complex is recognized for its outstanding design, quality, and craftsmanship. Located on the main floor, this stylish home features 9-foot ceilings accented with elegant crown moulding, creating a bright and spacious atmosphere throughout. The modern kitchen comes complete with four appliances, while the convenience of in-suite laundry makes everyday living effortless. Unwind after a busy day in the luxurious jetted soaker tub, adding a touch of spa-like comfort to your home. One of the standout features is the oversized private patio—perfect for enjoying your morning coffee, entertaining guests, or simply relaxing outdoors in your own peaceful retreat. Perfectly positioned directly across from Central Memorial Park in the heart of the Beltline, you'll enjoy easy access to Calgary's best restaurants, caf  s, boutique shopping, transit, and downtown amenities. Secure gated assigned parking, along with ample visitor and street parking, provides added convenience for both residents and guests. Whether you're a first-time home buyer, investor, or looking to enjoy an exceptional urban lifestyle, this move-in-ready condo offers outstanding value in one of Calgary's most desirable inner-city communities. Sorry, no dogs but cats are ok.