

601, 1202 13 Avenue SW
Calgary, Alberta

MLS # A2321749



\$210,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	854 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,070
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Storage		

Inclusions: N/A

Experience stylish inner city living in this beautifully renovated corner unit with breathtaking downtown views from every window. Completely redesigned from top to bottom, this bright and spacious condo features an open-concept layout, luxury vinyl plank flooring, fresh paint, modern lighting, and an abundance of natural light throughout. The stunning kitchen showcases quartz countertops, ceiling height cabinetry, a large island with breakfast seating, stainless steel appliances, and a rare 36" refrigerator. The fully updated bathroom offers contemporary finishes, while in-suite laundry and thoughtfully designed storage add everyday convenience. Enjoy the peace and quiet of this exceptionally well-built building, where noise from neighbouring units is rarely heard. The location is unbeatable, just one block from Co-op and within a short walk of two additional grocery stores, making daily errands effortless. Commuters and downtown professionals will appreciate being less than a 10-minute walk from the Downtown West Kerby CTrain Station, the last stop within Calgary's free fare zone on the west side of downtown. Steps from parks, schools, restaurants, shopping, Stephen Avenue, and 17th Avenue, this move in ready home combines modern style, exceptional convenience, and a vibrant urban lifestyle. Complete with underground parking and elevator access, all that's left to do is move in and enjoy.