

402, 1202 13 Avenue SW
Calgary, Alberta

MLS # A2329126



\$169,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	747 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 934
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: none

Come and live in the heart of the beltline, explore some of Calgary's best restaurants, nightlife and 17th Ave shopping, safeway and Co-op grocery stores are both within easy walking distance as are schools and parks. This one bedroom unit is in a cement building, the unit faces east with pleasant views of the park across the street. The unit was renovated a few years ago and has porcelain tile floors and cherry engineered hardwood flooring. There is in suite laundry and storage. The condo fees in the building have been increased to bolster the reserve fund 1/3 of the existing fees are going directly to the reserve fund. Please call for details.