



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

201, 339 13 Avenue SW  
Calgary, Alberta

MLS # A2213311



**\$255,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	818 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 710
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	CC-COR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n.a.

Attention first time home buyers or investment property seekers. This 2-bedroom condo is an end unit located on the 2nd floor. The floor plan is well laid out with little wasted space, has a south facing balcony, 1.5 bathrooms and storage room. The unit has many amenities including an indoor pool, fully equipped fitness center, and a large laundry facility. This unit also comes with a secure, covered parking stall. All utilities are included in the condo fees. The building sits directly across from the Memorial Park and library and is a few blocks from the downtown core, C-Train station and trendy 17th Avenue. For those looking for a rental property, the unit has been apart of a rental pool and has been professionally managed for many years. Don't miss this opportunity and book your private showing today.