



GRASSROOTS
REALTY GROUP

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603, 1123 13 Avenue SW
Calgary, Alberta

MLS # A2230034



\$229,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	563 sq.ft.	Age:	1988 (37 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 381
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: 1 Garage Door Control, Combination Washer Dryer

Spacious & bright one bedroom in Executive Estates! Situated on a quiet street with a private balcony overlooking historic Connaught Park with picturesque views of the surrounding community & some downtown skyline views. Immaculate, & freshly painted featuring a well designed maple kitchen with granite countertops & stainless appliances. Spacious living room, king sized master, an updated bathroom & a combo washer/dryer round out the living space. A convenient assigned underground parking stall + storage locker are included. This well managed concrete building (post-tension cable free) is equipped with a hi-tech security system & video intercom for front & back doors. Additional amenities include laundry facilities, & bike storage. Easy access to the C-train, grocery stores, trendy coffee shops & restaurants. This is a wonderful opportunity for first time home buyers or investors.