



**GRASSROOTS**  
REALTY GROUP

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202, 1312 13 Avenue SW  
Calgary, Alberta

MLS # A2243720



**\$210,000**

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	559 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 503
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan		

Inclusions: N/A

**\*\*OPEN HOUSE Sun Aug 17 2-4pm\*\*** Welcome to this well-maintained 1 bedroom & 1 bathroom unit located in the heart of Calgary's vibrant Beltline community. Offering over 550 SqFt of thoughtfully designed living space this unit combines comfort, function, and an unbeatable location. This unit is perfect for first-time buyers, investors, or those seeking the ultimate urban lifestyle. As you enter, you'll immediately notice the well-planned open floor layout creating a seamless flow throughout the unit. The kitchen features a convenient breakfast bar with additional seating that opens into the spacious dining area—complete with a large window that invites natural light and offering plenty of room for a full sized dining table. It's a perfect setting for both relaxing and entertaining. The dining area connects effortlessly to the bright and welcoming living room, which extends to your private balcony overlooking a quiet, tree lined street—ideal for enjoying your morning coffee or relaxing after a long day. The generously sized bedroom easily fits a queen bed with room to spare, and includes a good-sized closet. The unit is complete with in-suite laundry, freshly painted, and assigned parking at the back of the building. There's also plenty of street parking available for your guests along the quiet street. Not to mention the unit can be sold fully-furnished making it turnkey. Located within walking distance to Calgary's famous 17th Avenue, top rated restaurants, boutique shopping, schools, grocery stores, and the LRT station—this is inner city living at its finest.