



GRASSROOTS
REALTY GROUP

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304, 1213 13 Avenue SW
Calgary, Alberta

MLS # A2244566



\$224,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	539 sq.ft.	Age:	1970 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Off Street, Secured, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 397
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Elevator, Open Floorplan, Storage		

Inclusions: Garage Remote for Security Gate.

Welcome to Unit 304 in this quiet building nestled in the heart of Calgary's vibrant Beltline, with assigned secure PARKING & STORAGE! This perfectly-maintained 1 Bedroom Condo offers an ideal blend of comfort, convenience, and walkability. Inside, you'll find a tiled Entryway with ample closet space, flowing into an updated Kitchen that is perfectly-equipped with newer cabinets. The Dining Room is tucked just off the Kitchen, and could easily serve as a bright Home Office space. A spacious Living Room steps out onto the private EAST-FACING BALCONY through a sliding glass door, perfect for your morning coffee. The generously sized Bedroom fits a king-sized bed, while the 4-pc Bath features practical lino flooring, abundant built-in storage, and a soaker tub / shower. Manor House offers some unbeatable building perks, including: free laundry with sinks on every floor, an elevator, garbage chute, recycling, pet friendly (with some restrictions), and in addition to your assigned covered parking stall & storage unit - there's secure bike storage! Your condo fees cover just about everything: heat, water, electricity, building insurance, management, and common area maintenance - making budgeting a breeze. You'll also appreciate the peace and privacy that comes from being tucked away on a quieter street, yet just minutes from the buzz of 17th Avenue, Co-op, Tim Hortons, Circle K, and the C-Train, all within a 10 minute walk. With all the right features in an unbeatable location, this unit won't last long - book your showing today!