



GRASSROOTS
REALTY GROUP

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101, 1222 13 Avenue SW
Calgary, Alberta

MLS # A2245613



\$184,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	711 sq.ft.	Age:	1965 (60 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 421
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Vinyl Windows		

Inclusions: none

Golden Opportunity for First Time Buyers or Investors! This cozy 2 bedroom condo is one of the best buys you will find in downtown inner city condos. Offering over 710 sq feet of bright, clean and comfortable living! Perfect for the urban professional! Spacious living room and kitchen area with newer Ikea Cupboards and granite counter tops offers loads of storage space and cooking space. The Primary bedroom is a good size and has newer carpets. The second bedroom is great for a room mate, guests, kids rooms and would be great as a home office. Well maintained building in an amazing location with reasonable condo fees of \$ 420 per month. This unit is close to the laundry room. One assigned parking stall in rear of building.. This stylish condo is so close to great restaurants, shopping, and is an easy walk into downtown. Perfect property for your rental portfolio or as a first property. An Inner city 2 bedroom condo for under \$ 185,000. This one checks off the boxes: 2 bedrooms, clean and updated, central location, newer windows, newer flooring, condo fees reasonable, and priced to sell at under \$ 190,000! You can own this condo for less than the cost of renting the same unit! Please note the unit is below grade, but has big bright windows! Quick possession!