



**GRASSROOTS**  
REALTY GROUP

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**704, 1213 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2247379**



**\$238,888**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	548 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Secured, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 397
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** n/a

Renovated Condo with Stunning Downtown Views & Prime Beltline Location This beautifully renovated condo in the heart of the Beltline offers unobstructed downtown views, including the iconic Calgary Tower. Enjoy exceptional privacy in a concrete building just steps from 17th Avenue, cafes, grocery stores, an off-leash dog park, and the C-Train. The bright, open-concept layout features a sleek white kitchen with granite countertops, brand-new cabinetry, and upgraded stainless steel appliances. Newer flooring runs throughout, and the spacious 4-piece bathroom boasts a granite vanity. The bedroom offers breathtaking city views and a custom built-in closet/wardrobe. Condo fees include electricity, heat, and water, and there are no post-tension cables for added peace of mind. One parking stall and a secure storage locker are included, with all plumbing and electrical fully updated to code. This condo is perfect for first-time buyers, professionals, or investors&mdash;don't miss out on this move-in-ready home with million-dollar views. Schedule your showing today!