



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

106, 1123 13 Avenue SW  
Calgary, Alberta

MLS # A2259527



**\$289,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Multi Level Unit         |        |                   |
| Size:     | 908 sq.ft.                         | Age:   | 1971 (54 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Parkade, Underground               |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Baseboard   | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Hardwood  | Sewer:     | -      |
| Roof:       | -   | Condo Fee: | \$ 632 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Brick, Concrete   | Zoning:    | CC-MH  |
| Foundation: | -   | Utilities: | -      |
| Features:   | Breakfast Bar, Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage |            |        |

Inclusions: N/A

One of the most incredible private patios I have ever seen in an inner city condo! At over 350 square feet this incredible outdoor southwest living space will add so much to your lifestyle and is absolutely perfect for pet lovers as this building is super pet friendly! This is an awesome location directly across from Connaught School and steps from the dedicated Connaught Off Leash Park at 14th Ave and 11th Street! This unique 2 Storey corner unit feels more like a townhouse than apartment! Features include a huge living room and separate dining area with tons of natural light streaming through the south and west facing windows and the galley style kitchen boasts granite counter tops, stainless steel appliances and is open to your entertaining space! Upstairs you will find a super spacious primary bedroom and generous sized 2nd bedroom along with full bath. This unit has in suite laundry, heated underground parking and an assigned storage locker. This location can't be beat, close to shopping, restaurants, downtown, transit etc! Vacant for quick possession.