



GRASSROOTS
REALTY GROUP

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302, 1212 13 Street SE
Calgary, Alberta

MLS # A2264293



\$550,000

Division:	Inglewood		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,068 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 554
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco	Zoning:	M-CG d82
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Open Floorplan		

Inclusions: Armoire wardrobes

Experience the best of city living in this stylish live/work loft townhouse perfectly situated in one of the city's most vibrant urban neighborhoods. Backing directly onto a beautiful park, this home offers a rare combination of natural serenity and modern convenience. Step inside to discover a bright, open-concept main floor with soaring ceilings designed for both comfort and style. The well appointed kitchen provides the perfect space for entertaining or daily meals. The living area flows effortlessly to the deck overlooking the park, perfect for morning coffee, evening drinks, or simply soaking up the peaceful surroundings. Upstairs, the lofted bedroom space provides an airy retreat with modern character and urban charm. The upper level has a full bath and spacious dressing area / flex space for added convenience. The finished basement adds valuable flexibility, ideal for a home office, gym, or guest space with another full bath, while garage parking ensures convenience year-round. Located in a highly walkable neighborhood, you'll enjoy unique shops, local restaurants, and lively bars just steps from your door. With easy access to downtown, main roads, and river pathways, this home connects you to everything the city has to offer while giving you a quiet escape at the edge of the park.