



GRASSROOTS
REALTY GROUP

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106, 1328 13 Avenue SW
Calgary, Alberta

MLS # A2266686



\$159,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	553 sq.ft.	Age:	1967 (58 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Tar/Gravel
Basement:	None
Exterior:	Brick, Concrete
Foundation:	Poured Concrete
Features:	No Animal Home

Water:	-
Sewer:	-
Condo Fee:	\$ 449
LLD:	-
Zoning:	CC-MH
Utilities:	-

Inclusions: None

CHECK THIS ONE OUT!! Great Opportunity in Vibrant Beltline Neighbourhood. NEWHAVEN IS A SECURE AND WELL MAINTAINED BUILDING WITH ON-SITE MANAGEMENT. The Building Is Situated on A Mature Tree Lined Street in Close Proximity To Urban Conveniences, Shops, And A Multitude of Amenities, Close To Public Transportation and Ever So Much More. This Main Floor Unit Has One Good Size Bedroom, 4 Pc Bath Plus Small Storage and Features an Open Plan, With Two Patio Doors Opening to a Large (24' 7"x 12' 1") North Facing Balcony on Quiet Side of Building. Renovation Potential to Add Your Own Tastes to This Unit. YOUR OWN ASSIGNED OUTSIDE PARKING STALL #6 Located at Rear of Building with Alley Access. No Parking Permit Required. Unit Has an Assigned Storage Locker #106 In Basement. THIS IS A CONCRETE BUILDING, NO POST TENSION CABLES, Secured Bike Storage Rooms and a Common Laundry Room In Basement of The Building. BUILDING HAS ELEVATOR AND A GARBAGE CHUTE ON EVERY FLOOR. Newer Vinyl Windows Installed Within the Last Two Years Throughout the Building. Pet Friendly With Condo Board Approval. (NO SHORT-TERM RENTALS ALLOWED). This Unit Is a Rare Find, Combining Style, Space and Location. THIS PROPERTY ALSO PRESENTS AN OUTSTANDING INVESTMENT OPPORTUNITY DUE TO IT'S PRIME LOCATION AND EASE FOR RENTAL. DON'T MISS THIS ONE!!