



**501, 1312 13 Avenue SW  
Calgary, Alberta**

**MLS # A2274400**



**\$209,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	828 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 692
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	cc-ma
<b>Foundation:</b>	Brick/Mortar	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** none

Modern concrete building located on a quiet street, just steps from all amenities, enjoy walking distance to 17th Ave's trendy restaurants and shops, with parks and LRT nearby perfect for an easy commute or walk to work. This unit includes a rare, covered parking stall, with three sided enclosed for added convenience and security. Excellent opportunity for first time investors and buyers. Prime access north or south via 14th Street, combining urban living with exceptional connectivity.