



GRASSROOTS
REALTY GROUP

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501, 1312 13 Avenue SW
Calgary, Alberta

MLS # A2274400



\$222,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	828 sq.ft.	Age:	1969 (56 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: none

Concrete building walking distance to all amenities. 17th Ave trendy restaurants and shops. Parks and LRT near by. Walk to work. Very few unit come with covered parking this unit has one. Three sides closed. Excellent opportunity for first time buyer or investor. Very quiet street with good access to south or north via 14th street.