



**402, 1202 13 Avenue SW
Calgary, Alberta**

MLS # A2278365



\$189,800

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	747 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 934
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: NONE

THE SELLER WILL PRE PAY 12 MONTHS OF CONDO FEES ON CLOSING FOR THIS UNIT. The condo fees in the building have been increased to bolster the reserve fund 1/3 of the existing fees are going directly to the reserve fund. Please call for details In the heart of the beltline this one bedroom unit is in a cement building close to schools, parks, shopping, grocery stores and 17th ave. The unit faces east with pleasant views of the park across the street. The unit was renovated a few years ago and has porcelain tile floors and cherry engineered hardwood flooring, There is in suite laundry and storage .