



GRASSROOTS
REALTY GROUP

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306, 1123 13 Avenue SW
Calgary, Alberta

MLS # A2284333



\$325,000

| | | | |
|-----------|---|--------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 900 sq.ft. | Age: | 1971 (55 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Assigned, Heated Garage, Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 632 |
| Basement: | None | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | CC-MH |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Open Floorplan, Stone Counters, Storage | | |

| | |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Low-maintenance condo living comes together with an unbeatable inner-city location in this multi-level, 2 bedroom end unit within the well-managed Executive Estates building. Set directly across from Connaught Park and just moments from Calgary's most energetic entertainment district, everyday life here is surrounded by nightlife, dining, pubs, caf  s and an ever-changing mix of local shops. Inside, updated flooring anchors an open and light-filled layout designed to feel spacious and welcoming. The living area is wrapped in a full wall of windows that capture abundant natural light and open onto a sunny south and west facing balcony, extending the living space outdoors. The galley-style kitchen is thoughtfully arranged for both function and flow, featuring stone countertops, full-height cabinetry and a breakfast bar that connects seamlessly with the living room, while the adjacent dining area offers additional space for meals and gatherings. Upstairs, 2 bright and generously sized bedrooms are paired with a full 4-piece bathroom finished with updated stone countertops. In-suite laundry, heated underground parking and a dedicated storage locker add everyday practicality and convenience. The building's fun and stylish lobby creates a polished first impression and reflects the pride of ownership throughout. Walk or bike downtown, access the river pathways with ease, or enjoy a relaxed stroll along 17th Avenue's award-winning restaurants and caf  s, all before returning home to a quiet, secure building. An ideal opportunity to move in and enjoy vibrant urban living with comfort and ease.