



**205, 1213 13 Avenue SW  
Calgary, Alberta**

**MLS # A2286385**

**\$295,000**



<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 642
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Closet Organizers, Open Floorplan, Pantry, Storage, Vinyl Windows		
<b>Inclusions:</b>	TV Mounts, Headboard in Primary Bedroom		

Welcome to the Beltline lifestyle. This bright and updated 2-bedroom, 1-bath condo delivers the best of inner-city living at a price that's hard to beat. Recently renovated from top to bottom, this 854 sq ft unit feels fresh and move-in ready. The kitchen is a real standout with sleek white cabinetry, dark countertops, stainless steel appliances, a subway tile backsplash, and more counter space than you'd expect from a condo this size, plus an island to host. Whether you're a home cook or just like having room to spread out, you'll appreciate the thoughtful layout here. Warm vinyl plank flooring runs throughout, tying the space together with a clean, modern feel. The primary bedroom is generously sized with plenty of natural light, and the second bedroom works equally well as a guest room, home office, or both. Crown moulding adds a nice finishing touch throughout. The condo fees include heat, water and electricity(which is an added bonus) and the building itself is well managed with a strong reserve fund, plus the bonus this building has no post-tension cables and comes with secure gated parking, storage, and bike storage. And then there's the location. Steps from restaurants, coffee shops, pathways, and all the energy the Beltline has to offer. Walk to work, grab dinner on 17th, or just enjoy having everything at your doorstep. A beautiful place to call home.