



**506, 220 13 Avenue SW  
Calgary, Alberta**

**MLS # A2286913**



**\$269,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	815 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Gated, Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 672
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** na

**COVERED PARKING | FITNESS CENTRE | 2 BED | VACANT POSSESSION.** Attention investors and first-time buyers &mdash; this is the affordable inner-city opportunity you've been waiting for. Located in the heart of vibrant Victoria Park in the Beltline, just steps from Stampede Park and the Saddledome, this beautifully updated condo offers unbeatable downtown living. Inside, you'll find a bright and spacious layout featuring upgraded vinyl plank flooring throughout. The sun-filled living room is framed by large windows showcasing stunning downtown views and offers plenty of space for a dining area. The stylish kitchen is equipped with stainless steel appliances, ample cabinetry, a trendy backsplash, and a convenient breakfast bar. The unit also features generous in-suite storage, a modern 4-piece bathroom, a large bedroom, and a spacious primary retreat with plenty of closet space and access to a private balcony. Amenities include assigned covered parking, secure bike storage, coin laundry, a fitness center, sauna, and a large shared terrace. Just walking steps to First Street Market, Sunterra, restaurants, cafes, nightlife, public transit, parks, the Bow and Elbow River pathways, and major roadways.