



**110, 1235 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2290625**



**\$229,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	676 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 589
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** n/a

Welcome to City Jardin, ideally located in the vibrant Beltline community. This ground-floor 1 bedroom, 1 bathroom residence offers nearly 700 sq. ft. of thoughtfully designed living space with a modern, open-concept layout. Polished concrete flooring flows throughout, adding a sleek, contemporary feel. The stylish kitchen features warm wood cabinetry, mixed appliances, and a functional island. From the living room, step out onto your own private patio, which can also be accessed from the street, creating the perfect space for morning coffee, summer BBQs, and enjoying the warm weather. The spacious bedroom, a full 4-piece bathroom, and in-suite laundry complete the home. Additional highlights include titled secured underground parking for added convenience. Located steps from trendy restaurants, shopping, parks, playgrounds, schools, and public transit, this property offers exceptional walkability and lifestyle appeal. Whether you're searching for an excellent home or an outstanding investment opportunity, this remarkable property caters to both. Book your private viewing today!