



**106, 1328 13 Avenue SW
Calgary, Alberta**

MLS # A2290931



\$204,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	553 sq.ft.	Age:	1967 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Fully renovated Beltline condo featuring brand new in suite laundry, assigned parking, storage, and a 24 foot private balcony, all at an incredible price point. Be the first to enjoy this completely renovated home offering the feel of a brand new unit at the price of an older one. Every finish in the home has been thoughtfully updated to create a cohesive modern living space. The bright open concept layout features a stunning two tone kitchen with brand new cabinetry, quartz countertops, a contemporary tile backsplash, and brand new stainless steel appliances including a microwave hood fan, all under warranty for added peace of mind. A functional island provides additional prep and seating space and can easily be repositioned within the kitchen depending on your preferred layout. New luxury vinyl plank flooring runs throughout the home, complemented by fresh paint, updated lighting, modern fixtures, and new 4.5 inch baseboards for a clean elevated finish. The home also features brand new in suite laundry with a washer dryer combo, also under warranty. One of the standout features of this unit is the extra long private balcony measuring over 24 feet, with sliding glass doors from both the living room and bedroom creating a seamless connection between indoor and outdoor living. Located on the ground floor this home offers the convenience of avoiding elevators while maintaining excellent privacy and security, as the private patio is positioned above the parkade level with no direct exterior access to the unit. The home is situated in a clean well managed concrete building with no post tension cables and features an inviting lobby, elevator access, and bike storage. Vinyl windows throughout the building were replaced approximately two years ago. The property includes an assigned parking stall and dedicated storage unit, and parking stalls in the building have historically

rented for approximately \$100 per month creating additional flexibility for owners. Additional street parking is available nearby for guests or a second vehicle. With reasonable condo fees and excellent rental potential this property is ideal for first time buyers, young professionals, downsizers, or investors seeking a turnkey unit in a prime inner city location just steps from shops, restaurants, transit, and everyday amenities. Vacant and available for quick possession.