



**509, 1123 13 Avenue SW
Calgary, Alberta**

MLS # A2296973



\$279,900

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, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 605
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: n/a

Nestled within the highly sought-after, concrete-built Executive Estates, this immaculate multi-level two-bedroom condo offers a sophisticated urban retreat. The building is meticulously managed and post-tension cable free, quietly situated on a charming tree-lined street adjacent to Connaught Community School—placing you just steps from the vibrant energy of both downtown and the trendy shops of 17th Avenue. Inside, the functional layout features rich hardwood floors and expansive windows that bathe every room in natural light. The updated kitchen is a chef’s delight, featuring warm maple cabinetry, extensive counter space, a full tile backsplash, and a generous central island. This space flows seamlessly into a sun-drenched living and dining area designed for entertaining, which opens onto a private balcony offering a captivating view you’ll never get tired of. The upper level continues to impress with two spacious bedrooms, a large four-piece bathroom, and the convenience of an in-suite washer and dryer. Freshly updated with paint and new carpets, the unit feels like new. Completing this exceptional home is secure underground parking located conveniently by the stairs, two assigned storage units, dedicated bike storage, and a secondary laundry facility for the building.