



**802, 1213 13 Avenue SW
Calgary, Alberta**

MLS # A2299504



\$340,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,138 sq.ft.	Age:	1970 (56 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Covered, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 845
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters		

Inclusions: Negotiable. Most furniture is negotiable.

Top-floor Penthouse living with big City of Calgary views. This 2 bedroom, 2 full-bath condo at #802, 1213 13 Avenue SW in the Manor House building sits on the 8th floor and offers a functional, comfortable layout that flows naturally from room to room. You're welcomed by a well-planned kitchen with stainless steel appliances, including Samsung refrigerator and electric stove, Bosch dishwasher, and Panasonic microwave, opening to the main living area and dining area. The primary bedroom includes a 4-piece ensuite, while a second full 4-piece bathroom is centrally located for guests or a roommate. Two generous balconies extend your living space outdoors, capturing wide North and East views of Calgary's skyline and city lights. Only four units share this top floor, adding a sense of privacy. Laundry is flexible: there is a washer hookup in the upstairs closet if you prefer in-suite laundry, or continue to use the FREE shared washer and dryer (one set per floor). Condo fees are a major plus, covering all utilities (electricity, heat, water, sewer, trash, plumbing) a rarity now a days along with building caretaker, common area upkeep, snow removal, landscaping, professional management, and reserve fund contributions. This unit comes with a assigned parking stall and assigned storage locker. You're close to restaurants on 17th Avenue, shopping, and public transit routs. Book your private showing today and experience this well kept unit for yourself.