



510, 1123 13 Avenue SW
Calgary, Alberta

MLS # A2140671



\$339,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Loft/Bachelor/Studio		
Size:	902 sq.ft.	Age:	1971 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 587
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: None

Stunning 5th floor, two-storey style condo in the sought-after Connaught community. Just back onto market due to buyers unforeseen family circumstances. Featuring high ceilings and large windows, the bright and spacious unit consists of 900+ sq ft of living space. On the main floor, you will find a spacious living room and dining area with gorgeous hardwood floors, a sunny kitchen with black backsplash and appliances, granite countertops, maple cabinetry, a cozy breakfast nook, and ceramic tile flooring. A staircase with maple and wrought iron accents leads to the second floor, where you'll find the laundry room, bath, and two generous-sized bedrooms. Private balcony with beautiful views. Amenities include one underground parking stall, a storage locker, additional in-unit storage, bicycle storage and extra laundry facilities in the building. Heat and hot water are included in the condo fees. Well-managed, secure building with solid concrete construction (no post-tension cables) offers a quiet living environment with future planned upgrades including new windows and balcony doors. Perfect for those who want to work, play, and live downtown, just 4 blocks from 17th Ave., walkable to transit, the Core, groceries, and steps from the shops and restaurants. This vibrant urban neighborhood offers craft brew-pubs, boutiques, eateries, music venues, walking paths, fitness centres, and more. Exceptional property at a great value!