



**204, 1235 13 Avenue SW
Calgary, Alberta**

MLS # A2144664



\$309,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	733 sq.ft.	Age:	2002 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 646
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: None

Welcome to City Jardine, a charming & super quiet building situated along a picturesque tree lined street within the amenities rich Beltline area. Thoughtfully designed, this bright SE facing, 732 sq ft, 2 bedroom + 2 bathroom CORNER unit feels welcoming & comfortable as soon as you walk in. The spacious front hallway provides maximum privacy & ample room to get settled in before turning the corner to access the rest of the unit. The inviting kitchen has plenty to offer with shaker style cabinetry (together with an extra row of cabinets to the side that is perfect for pantry usage), full size appliances, & quartz countertops with a full length breakfast bar. Nearby, the efficient use of space provides room for a general living area that can be reconfigured depending on your needs. Here a cosy gas fireplace acts as a focal point while the corner location of this unit benefits from having dual access points to the unique wrap-around balcony that is equipped with a BBQ gas hook up. As the perfect retreat, both bedrooms are well positioned on opposite corners of this unit; the master bedroom is ready to pamper with its full 4-pc ensuite bathroom. Completing the package is an additional 3-pc full bathroom & an ensuite laundry closet. Important features include; tall ceilings & laminate flooring throughout, forced air heating (no annoying baseboard heating to deal with here!), titled underground parking, newer paint, & all window/door blinds already done. Beyond the unit, the building offers a lovely central courtyard, elevator access, bike rack storage, & visitor parking stalls while being Airbnb rental friendly - providing further flexibility for revenue possibilities. Be spoiled by the great urban location; enjoy the convenience of having some of the most popular shops, restaurants, & amenities along 17th Ave, 14th St, & the Design District being a short walk away; while Downtown, LRT transit,

great schools, & parks (including Connaught off-leash dog park) are all nearby. With so much to offer inside & out, this well-kept property would serve as the perfect home or investment opportunity, come view it today!