



204, 1736 13 Avenue SW
Calgary, Alberta

MLS # A2147572



\$249,900

Division:	Sunalta		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	687 sq.ft.	Age:	1962 (62 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 605
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

Incredible OPPORTUNITY to own the PREMIERE in The Mercedes -- SECOND FLOOR corner unit, LARGEST FLOORPLAN in the building with a Registered size of 752sqft! Fantastic location, QUIET & beautiful TREE-LINED street, just a quick walk to Royal Sunalta Park & the Calgary Tennis Club! SHORT WALK to 17th Avenue & all the retail shops & restaurants! The Mercedes was COMPLETELY RENOVATED & updated in late 2006. This exceptional property offers STAINED HARDWOOD flooring, BLACK-STAINED kitchen cabinetry, GRANITE counters & FLAT CEILINGS throughout! The kitchen includes a STAINLESS STEEL appliance package, GLASS BACKSPLASH tile, & an extended STOOL BAR -- sit in the kitchen & watch tv in the living room! SPACIOUS living room open concept dining area. Sliding patio doors open to the balcony, w/ vinyl decking & aluminum rail. TILE FLOORING in the bathroom, w/ UPGRADED fixtures & tub/shower combo. HUGE MASTER with two double closets, INSUITE LAUNDRY w/ stacking washer/dryer! Unit does not come with parking, but there is plenty of parking off street!