



307, 1235 13 Avenue SW  
Calgary, Alberta

MLS # A2170355



**\$310,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	705 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 624
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Separate Entrance, Stone Counters, Vinyl Windows		

**Inclusions:** None

\*\*\* OPEN HOUSE SAT NOV 2 2-4PM \*\*\* The perfect inner city oasis awaits at the City Jardin. Step off the street into the peaceful garden courtyard, then take the elevator up to your new home. This fully renovated and upgraded one bedroom plus office/den, one and a half bathroom, gem has been given a stunning makeover top to bottom, with an eye for character, it's been designed to charm! The kitchen is immaculate with its stone countertops, a generously sized island, stainless steel appliances, and modern white cabinetry. The office/den is an ideal space for those who work from home, anyone wanting to set up a library, gaming space, or quiet get-away. The living room has two access points to the massive wrap around balcony, and has a fire place to cozy up to in the coming winter months. Don't fear the coming shorter days, though, because this south west corner unit is awash with natural light, two directions of exposure and tons of windows. The bedroom is huge (!), with an ample walkthrough closet to the three piece ensuite. Rounding out the interior space is a renovated powder room and the convince of in suite laundry! Step outside to wrap around balcony and enjoy the fall afternoons, or have a barbecue for dinner. This home is truly a stunner, inside and out. Now, leave your car in your titled, underground parking stall, and walk to all the area has to offer. You are a few blocks from CO-OP and Safeway, steps from the shops and restaurants of 17th ave, and just a hop away from the downtown core. The area is central, but off the main streets, so you can enjoy the parks and paths as you please. If you're looking for that perfect inner city home, look no furthe. This renovated wonder is waiting. Book your showing today!