



106, 1111 13 Avenue SW
Calgary, Alberta

MLS # A2188464



\$345,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,014 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 651
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover urban living at its finest with this expansive and modern two-bedroom, one-bathroom condo, ideally located in the heart of Calgary's Beltline. One of the largest units in the area, this impressive home offers over 1000 square feet of living space, designed with both comfort and functionality in mind. Step inside to find an open and inviting layout featuring sleek hardwood flooring throughout. The large living room is bathed in natural light, offering a cozy fireplace and direct access to a private, oversized patio. This expansive outdoor space is perfect for entertaining, dining, or simply enjoying the vibrant outdoor space. The kitchen boasts plenty of cabinetry, ample counter space, and modern appliances, making it a dream for home chefs. The adjoining dining area creates a seamless flow for hosting guests or enjoying meals with family. The generously sized primary bedroom includes a unique den area, perfect for a home office or reading nook. A versatile second bedroom can function as a guest room, additional office space, or a formal dining room. The Jack-and-Jill bathroom is well-appointed and conveniently connected to both bedrooms. Enjoy the convenience of in-suite laundry, underground parking, and a secure storage locker. This pet-friendly building is well-maintained, offering peace of mind for owners and tenants alike. Located just steps away from Calgary's iconic 17th Avenue, you'll love the proximity to trendy restaurants, coffee shops, parks, and grocery stores. The Beltline is known for its vibrant energy, walkability, and diverse amenities, making it one of Calgary's most sought-after neighborhoods. This condo is perfect for young professionals, investors, or anyone seeking a low-maintenance urban lifestyle. Whether you're looking to live or invest, this property offers unbeatable value in a prime location.

Schedule your private showing today and experience all that this exceptional condo has to offer!