



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1123 13 Avenue #402, Calgary T2R 0L7**

MLS®#: **A2121271**

Area: **Beltline**

Listing Date: **04/11/24**

List Price: **\$245,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1971**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **595**  
Low Sqft:  
Ttl Sqft: **595**

DOM

**38**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof:  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete**  
Flooring: **Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>18`2" x 11`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`5" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`0" x 9`11"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`9" x 3`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`5" x 2`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`11" x 4`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>9`6" x 4`8"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$399**

Title: **Fee Simple**  
Fee Freq:

Zoning: **CC-MH**

Legal Desc:	8811491	Monthly	Remarks
Pub Rmks:	<b>Welcome to Executive Estates! Located on a peaceful street right across the road from Connaught School, access to anywhere is quick and convenient. This beautiful and secure building has a super clean common area leading up to the unit on the 4th floor. Spacious condo is dominated by hardwood and ceramic tile flooring. Kitchen includes tasteful maple cabinets along with granite counter tops, stainless steel appliances, and under mount sink. Living room boasts plenty of natural light with sunny south exposure along with access to the private balcony, making it perfect to enjoy your morning coffee. Completing this well kept unit are a good sized bedroom, full bathroom, in suite laundry, assigned storage and parking. Steps to downtown and all restaurants/shops on 17th Ave, this is a great opportunity for those looking to get into the market or investor.</b>		
Inclusions:	N/A		
Property Listed By:	RE/MAX House of Real Estate		

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







