

**1123 13 Avenue #508, Calgary T2R 0L7**

MLS®#: **A2156010** Area: **Beltline** Listing **08/08/24** List Price: **\$331,900**  
 Status: **Active** County: **Calgary** Date: Change: **-\$12k, 31-Aug** 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: **902**  
 Low Sqft:  
 Ttl Sqft: **902**

DOM  
**41**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking  
 Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat:  
 Park Feat: **Assigned, Parkade, Stall, Underground**

Utilities and Features

Roof: **Tar/Gravel** Construction:  
 Heating: **Baseboard, Hot Water** **Brick, Concrete**  
 Sewer: Flooring:  
 Ext Feat: **Balcony** **Carpet, Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Stove, European Washer/Dryer Combination, Refrigerator, Window Coverings**  
 Int Feat: **Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`1" x 17`10"	Kitchen	Main	8`0" x 8`3"
Bedroom - Primary	Upper	12`0" x 12`4"	Dining Room	Main	7`0" x 11`1"
Bedroom	Upper	10`11" x 10`3"	Storage	Main	3`4" x 6`7"
4pc Bathroom	Upper	7`7" x 4`11"	Entrance	Main	6`9" x 6`2"
Laundry	Main	3`0" x 3`0"	Balcony	Main	7`4" x 6`1"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$614

Fee Simple  
Fee Freq:  
Monthly

CC-MH

Legal Desc: 8811491

Remarks

Pub Rmks: **Stunning 2-Bedroom Condo in the Heart of the Beltline Welcome to your new home! This beautiful 2-bedroom, 1-bathroom condo offers the perfect blend of modern luxury and urban convenience. Spread across two floors, this spacious unit features elegant granite countertops and stylish maple cabinets in the kitchen, making it a chef's dream. Enjoy your morning coffee or evening relaxation on your private balcony, with stunning views of the vibrant Beltline neighborhood. The location is unbeatable - just a short walk to downtown, giving you easy access to all the amenities, restaurants, and entertainment options the city has to offer. Don't miss out on this incredible opportunity to live in one of the most sought-after areas. Schedule a viewing today and experience the best of city living!**

Inclusions: **None**  
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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













