

1123 13 Avenue #602, Calgary T2R 0L7

MLS®#: **A2162280** Area: **Beltline** Listing **09/04/24** List Price: **\$234,900**

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary

 Year Built:
 1971
 Abv Sqft:

 Lot Information
 Low Sqft:

 Lot Sz Ar:
 Ttl Sqft:

Lot Sz Ar: Lot Shape:

Access: Lot Feat:

Park Feat: Stall

<u>DOM</u> **14**

Layout

Beds: 1 (1) Baths: 1.0 (1 0)

Style: **High-Rise (5+)**

Parking

Ttl Park: 1

Garage Sz:

Utilities and Features

Roof: Construction: Heating: Hot Water, Natural Gas Construction: Brick, Concrete

Heating: **Hot Water,Natural Gas** Sewer:

Ext Feat: Balcony

Flooring:

Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt: **Poured Concrete**

Finished Floor Area

602

602

Kitchen Appl: Dishwasher,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings

Int Feat: Ceiling Fan(s), No Animal Home

Utilities:

Room Information

Legal/Tax/Financial

Room Level **Dimensions** Room Level **Dimensions Living Room** Main 11`1" x 11`11" Kitchen Main 8'9" x 8'1" 7`3" x 11`11" 14`3" x 10`0" **Dinette** Main **Bedroom** Main

4pc Bathroom Main 4`11" x 9`11"

Condo Fee: Title: Zoning: \$399 Fee Simple CC-MH

Fee Freq: **Monthly**

Legal Desc: **8811491**

Remarks

Pub Rmks:

Stylish One-Bedroom in Executive Estates! Nestled on a serene street directly across from Connaught Park, this impeccably maintained condo boasts a fresh coat of paint and an inviting SW exposure. Enjoy your own private south-facing balcony, complete with a bar table and chairs, perfect for taking in the charming neighborhood views. The well-designed kitchen features maple cabinetry, a subway tile backsplash, sleek black appliances, and elegant granite countertops. Inside, you'll find a spacious bedroom, a convenient linen closet, and an in-suite washer for added ease. This concrete (post-tension cable-free) well-managed building is equipped with a hi-tech security system and video intercom for both the front and back doors and offers additional amenities such as common laundry facilities, bike storage, assigned parking (#16 with plug-in), and assigned storage (#602). Located just minutes from the C-train, grocery stores, trendy restaurants, coffee shops, and other amenities, this home presents a fantastic opportunity for first-time buyers or investors alike. Schedule your showing today!

Inclusions: ceiling fan

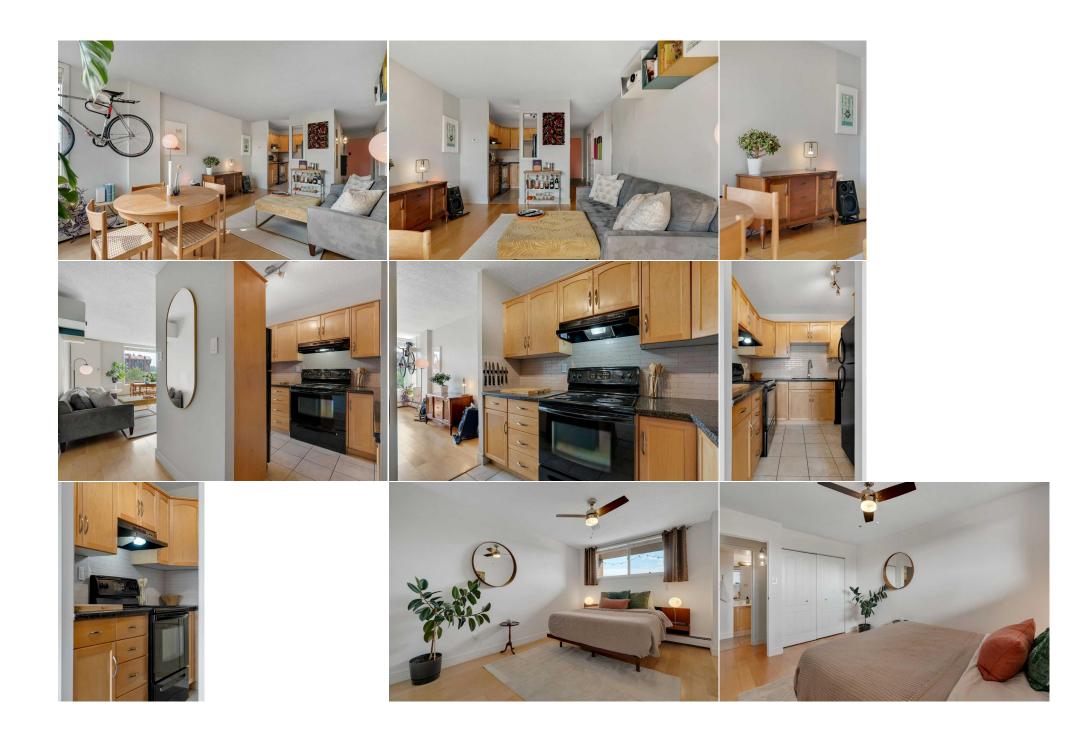
Property Listed By: **RE/MAX Realty Professionals**

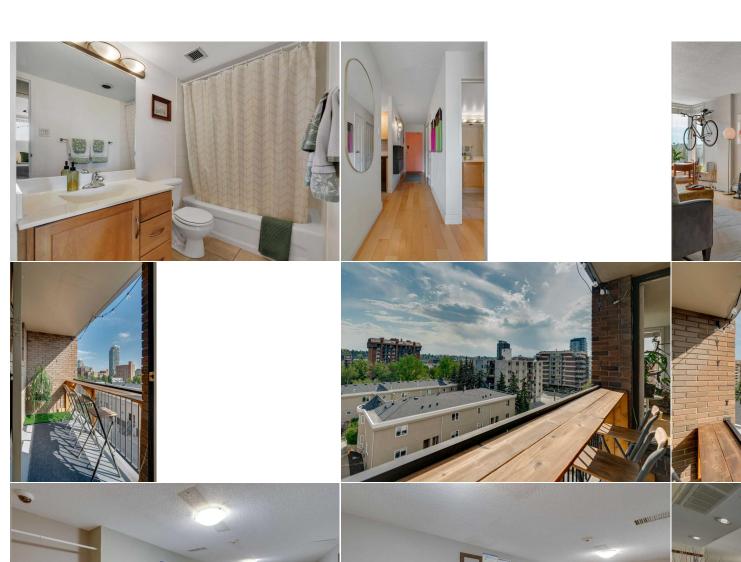
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











AND REAL PROPERTY.



