



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1123 13 Avenue #602, Calgary T2R 0L7**

MLS® #: **A2162280**

Area: **Beltline**

Listing Date: **09/04/24**

List Price: **\$234,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **602**  
Low Sqft:  
Ttl Sqft: **602**

DOM

**14**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Stall**

Utilities and Features

Roof:  
Heating: **Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),No Animal Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`1" x 11`11"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`9" x 8`1"</b>
<b>Dinette</b>	<b>Main</b>	<b>7`3" x 11`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>14`3" x 10`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 9`11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$399**

Title:  
**Fee Simple**

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

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









