

1334 13 Avenue #303, Calgary T3C3S2

MLS® #: **A2165360** Area: **Beltline** Listing Date: **09/13/24** List Price: **\$315,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 05-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1980**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **961**
 Low Sqft:
 Ttl Sqft: **961**

DOM

68
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Storage,Uncovered Courtyard**

Construction:
Brick
 Flooring:
Laminate,Linoleum
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Elevator,No Smoking Home,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`1" x 4`6"	Kitchen	Main	11`10" x 10`4"
Dining Room	Main	11`2" x 10`4"	Living Room	Main	12`3" x 18`3"
Laundry	Main	7`3" x 5`1"	Balcony	Main	10`2" x 6`8"
4pc Bathroom	Main	10`8" x 5`0"	2pc Ensuite bath	Main	4`10" x 5`0"
Walk-In Closet	Main	5`3" x 2`11"	Bedroom - Primary	Main	12`10" x 10`2"
Bedroom	Main	12`7" x 8`2"			

Legal/Tax/Financial

Condo Fee:
\$675

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
CC-MH

Legal Desc: **0210988**

Remarks

Pub Rmks: **Open House Saturday November 9th 1-3pm*** Step into this spacious two-bedroom, 1.5 bath condo and be greeted by a freshly painted bright home, with a huge kitchen, perfect for entertaining! The large bar seamlessly overlooks the generously sized dining room, making it an ideal space for hosting dinner parties. With ample counter space and a functional layout, this kitchen is great for a someone who loves to spend time in the kitchen. Enjoy living in this amenities-rich building offering a lifestyle of convenience and leisure! With access to a sports court for active fun, fitness equipment to keep up with your workout routine, and a versatile meeting space. With everything at your fingertips, this building truly enhances both your work-life balance and recreational needs. Nestled just steps from vibrant 17th Ave, this gem offers the ultimate urban lifestyle with trendy restaurants, boutique shops, and easy access to the river pathway system. Enjoy your morning coffee or unwind in the evening on your south-facing balcony, soaking up the sunlight and taking in the energy of the city. This is the perfect blend of convenience and charm!**

Inclusions:
Property Listed By: **n/a**
CIR Realty

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











