



THE
A-TEAM

**RE/MAX
FIRST**

1235 13 Avenue #307, Calgary T3C 0T2

MLS® #: **A2170355**

Area: **Beltline**

Listing Date: **10/02/24**

List Price: **\$310,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2002**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **705**
Low Sqft:
Ttl Sqft: **705**

DOM

50

Layout

Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Titled,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Courtyard**

Construction: **Stucco,Vinyl Siding,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,No Smoking Home,Separate Entrance,Stone Counters,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4' 6" x 4' 9"	3pc Ensuite bath	Main	5' 4" x 7' 11"
Bedroom - Primary	Main	10' 2" x 13' 11"	Kitchen	Main	11' 11" x 8' 8"
Living Room	Main	11' 11" x 14' 2"	Office	Main	11' 10" x 7' 10"

Legal/Tax/Financial

Condo Fee:
\$624

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-MH**

Legal Desc:

0211200

Monthly

Remarks

Pub Rmks:

***** OPEN HOUSE SAT NOV 2 2-4PM ***** The perfect inner city oasis awaits at the City Jardin. Step off the street into the peaceful garden courtyard, then take the elevator up to your new home. This fully renovated and upgraded one bedroom plus office/den, one and a half bathroom, gem has been given a stunning makeover top to bottom, with an eye for character, it's been designed to charm! The kitchen is immaculate with its stone countertops, a generously sized island, stainless steel appliances, and modern white cabinetry. The office/den is an ideal space for those who work from home, anyone wanting to set up a library, gaming space, or quiet get-away. The living room has two access points to the massive wrap around balcony, and has a fire place to cozy up to in the coming winter months. Don't fear the coming shorter days, though, because this south west corner unit is awash with natural light, two directions of exposure and tons of windows. The bedroom is huge (!), with an ample walkthrough closet to the three piece ensuite. Rounding out the interior space is a renovated powder room and the convince of in suite laundry! Step outside to wrap around balcony and enjoy the fall afternoons, or have a barbecue for dinner. This home is truly a stunner, inside and out. Now, leave your car in your titled, underground parking stall, and walk to all the area has to offer. You are a few blocks from CO-OP and Safeway, steps from the shops and restaurants of 17th ave, and just a hop away from the downtown core. The area is central, but off the main streets, so you can enjoy the parks and paths as you please. If you're looking for that perfect inner city home, look no furthe. This renovated wonder is waiting. Book your showing today!

Inclusions:

None

Property Listed By:

RE/MAX iRealty Innovations

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







