



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1213 13 Avenue #804, Calgary T3C 0T2**

MLS®#: **A2171337**

Area: **Beltline**

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

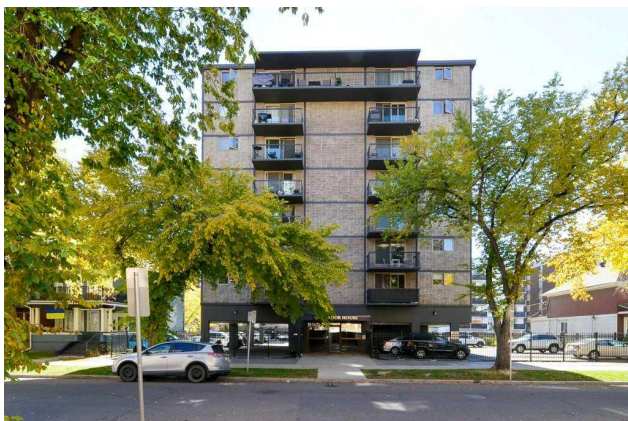
List Price: **\$348,800**

Status: **Active**

County: **Calgary**

Change: **-\$11k, 10-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1970**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,125**  
Low Sqft:  
Ttl Sqft: **1,125**

DOM

**43**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Penthouse**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Views**  
**Assigned,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Window Coverings**  
Int Feat: **See Remarks,Soaking Tub,Stone Counters,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>7`9" x 10`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`0" x 19`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>7`9" x 15`2"</b>	<b>Balcony</b>	<b>Main</b>	<b>19`9" x 5`8"</b>
<b>Balcony</b>	<b>Main</b>	<b>4`11" x 19`4"</b>	<b>Storage</b>	<b>Main</b>	<b>6`4" x 3`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`6" x 18`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`7" x 12`2"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:  
**\$792**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**CC-MH**

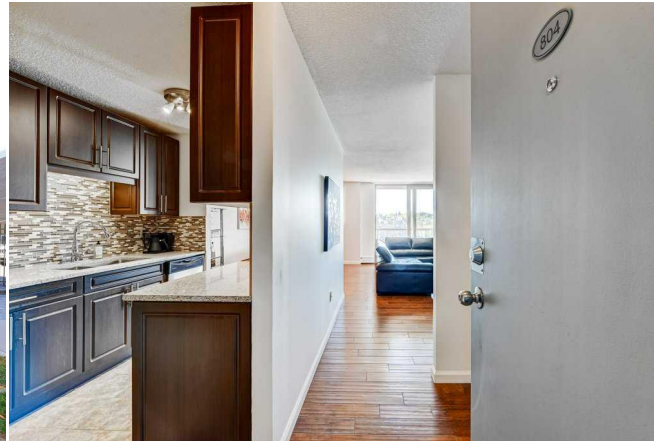
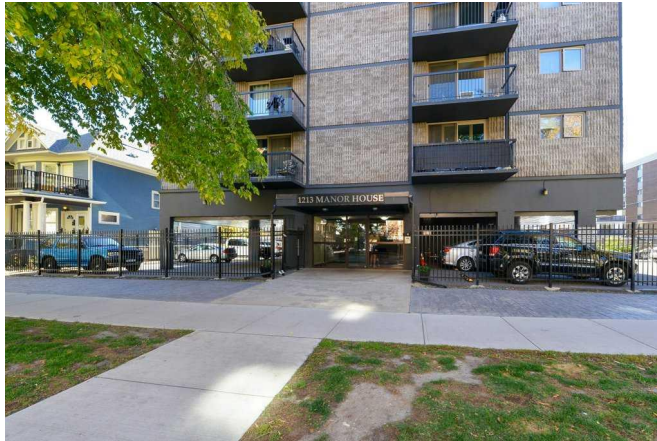
Legal Desc: **7710893**

Remarks

Pub Rmks: **UPDATED PENTHOUSE - 2 BEDROOM, 2 BATHROOM, 2 BALCONY SOUTHWEST CORNER UNIT, a rare find in the heart of the beltline! Located on a quiet street a few steps away from vibrant 17th Avenue with nightlife, dining, pubs, diverse shops and much more right at your doorstep. A recently renovated lobby greets guests and welcomes you home. Concrete building construction with no post-tensioned cables. No neighbours above your unit creates a private sanctuary to retreat to with over 1,125 sq. ft. of thoughtfully designed space. The kitchen is beautifully updated with ample space for meal prep, cooking and entertaining featuring stainless steel appliances, granite countertops, glass backsplash and full-height cabinets for ample storage. Gleaming hardwood floors are illuminated by an abundance of natural light in the living and dining rooms and are open to each other providing a natural flow. The huge living room is great for entertaining and can easily be divided by furniture to create a separate zone for a home office or hobby space. Patio sliders lead to the first (20' x 5') balcony encouraging summer barbeques and time spent unwinding with the city lights as the breathtaking backdrop. The primary bedroom is a true owner's sanctuary thanks to the extremely generous size, private second (20' x 5') balcony for peaceful morning coffees and a private ensuite all to yourself, no need to share! The generous second bedroom is large enough for a second kings size bed and is ideally situated and separated by the 4-piece main bathroom for additional privacy making it perfect for guests, roommates or working from home. Each level in the building is equipped with free laundry, only 3 other units on the top floor, however, if you prefer, adding in-suite laundry is an available option. The building has a FULLY FUNDED reserve fund, an on-site caretaker, upgraded windows and patio doors, assigned secure parking, assigned interior storage and condo fees that include ALL utilities (including electricity)! Outstanding inner-city location, close to everything plus just a quick walk or bike ride to the river, downtown and beyond!**

Inclusions: **None**  
Property Listed By: **RE/MAX Realty Professionals**

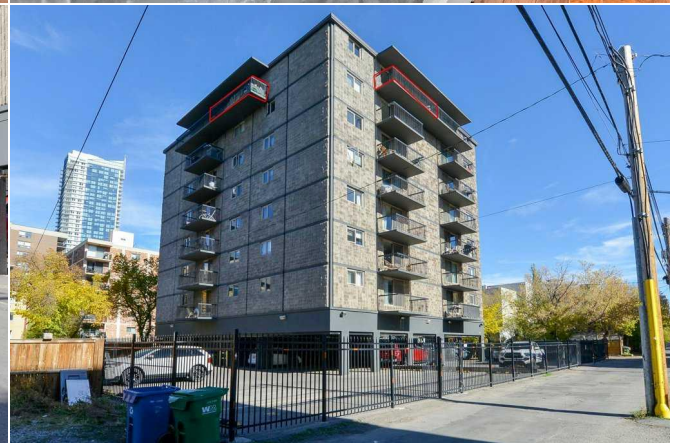
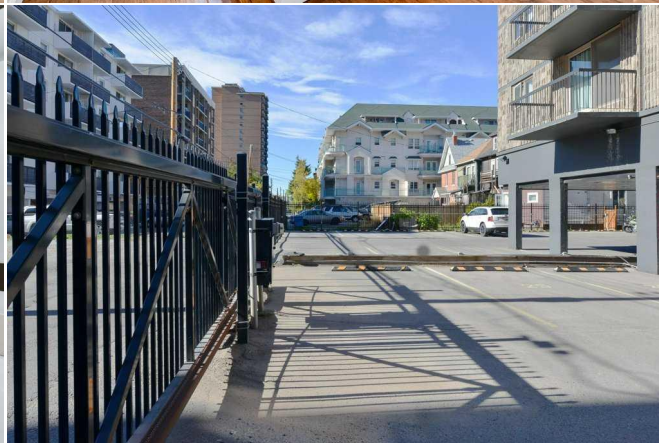
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











804-1213 13 Ave SW, Calgary, AB

Main Floor Interior Area 1125.05 sq ft



PREPARED: 2024/10/08

While notations are excluded from total floor area in GUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.