

**1736 13 Avenue #303, Calgary T3C 0T9**

MLS® #: **A2172751**      Area: **Sunalta**      Listing Date: **10/15/24**      List Price: **\$235,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **Calgary**  
 Year Built: **1962**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **501**  
 Low Sqft:  
 Ttl Sqft: **501**

DOM

**37**  
Layout  
 Beds: **1 (1)**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Off Street,Stall**

Utilities and Features

Roof:  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Brick,Wood Frame**  
 Flooring: **Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Breakfast Bar,French Door,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,See Remarks,Storage,Track Lighting**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`2" x 7`2"	Living Room	Main	17`0" x 9`5"
Laundry	Main	4`9" x 3`0"	Balcony	Main	4`0" x 7`6"
Bedroom	Main	11`3" x 11`3"	4pc Bathroom	Main	7`0" x 4`9"

Legal/Tax/Financial

Condo Fee: **\$476**      Title: **Fee Simple**      Zoning: **M-C2**  
 Fee Freq:

Monthly

Legal Desc: 0711434;16

Remarks

Pub Rmks: **Welcome to this charming top-floor, one-bedroom condo in the highly sought-after neighborhood of Sunalta. Available for immediate possession, this unit is perfect for a first-time homebuyer or as an investment property. As you step inside, you're greeted by a warm, neutral color palette and an open-concept living and kitchen area. The space features hardwood floors, stainless steel appliances, and granite countertops. A large, north-facing balcony offers a serene spot to enjoy your morning coffee. The spacious primary bedroom is ideal for a working professional, with ample room for a king-sized bed and two generous closets. The four-piece bathroom is elegantly finished, rounding out the interior features. Building amenities include secure storage, and this unit comes with a designated parking stall at the rear of the building. With Sunalta's trendy shops, restaurants, coffee spots, and pubs just around the corner, you'll have everything you need within walking distance. Don't miss out—contact your Realtor today to schedule a private showing!**

Inclusions: N/A  
Property Listed By: Coldwell Banker Mountain Central

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





