



THE
A-TEAM

**RE/MAX
FIRST**

1312 13 Avenue #505, Calgary T3C 0T3

MLS® #: **A2177451** Area: **Beltline** Listing Date: **11/05/24** List Price: **\$229,000**
 Status: **Active** County: **Calgary** Change: **+\$10k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1969**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **595**
 Low Sqft:
 Ttl Sqft: **595**

DOM

15
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Alley Access,Stall**

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Concrete**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,European Washer/Dryer Combination,Microwave Hood Fan,Refrigerator,Window Coverings**
 Int Feat: **Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	10`9" x 11`11"	4pc Bathroom	Main	7`0" x 4`11"
Foyer	Main	10`7" x 5`8"	Kitchen With Eating Area	Main	16`5" x 11`2"
Living Room	Main	12`6" x 12`9"			

Legal/Tax/Financial

Condo Fee: **\$497** Title: **Fee Simple** Zoning: **CC-MH**

Legal Desc: 0710006

Fee Freq:
Monthly

Remarks

Pub Rmks: **Prime investment opportunity or an affordable option for a first time buyer! Located in the heart of the Beltline on a quiet tree-lined street. This 1 bedroom, 1 bathroom, corner unit is the property you've been waiting for! Well managed, concrete building with new windows, sliding doors, and roof. Condo fees include all utilities, even electricity. Comes with 1 assigned parking stall (#15). Ideal open concept floor plan with numerous updates including the kitchen, bathroom, laminate flooring in the main living areas, neutral carpet in the bedroom, fusion quartzite countertops, modern tile, convenient in-suite laundry and a modern colour palette. South facing patio with west exposure and city views. Pet friendly building with condo board approval. Prime location and located within a short walk to the Sunalta LRT station, main bus transit routes on 14th Street SW, the trendy shops, bars and restaurants in the Beltline community and 17th Ave SW. Live or invest in one of the highest walkability scores in all of Calgary. Professionally cleaned and available for a quick possession!**

Inclusions:
Property Listed By: **freestanding black mirror
RE/MAX iRealty Innovations**

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





