



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**17 13 Street #102, Calgary T2N 1Z1**

MLS® #: **A2188449**

Area: **Hillhurst**

Listing Date: **01/18/25**

List Price: **\$220,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1967**

Lot Information

Lot Sz Ar: **12,023 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane, Landscaped, Level**  
Park Feat: **Assigned, Stall**

DOM

**4**

Layout

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

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings**  
Int Feat: **No Animal Home, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8' 1" x 8' 4"	Kitchen	Main	7' 8" x 7' 5"
Living Room	Main	15' 2" x 12' 1"	Bedroom - Primary	Main	11' 9" x 10' 5"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee:  
**\$475**

Title:  
**Fee Simple**

Zoning:  
**M-CG**

Fee Freq:  
**Monthly**

Legal Desc: **9110783**

Remarks

Pub Rmks: **Airbnb-Friendly Kensington Gem - Ideal for First-Time Buyers or Savvy Investors! Welcome to this spacious and stylish 1-bedroom condo, perfectly situated in the heart of Calgary's vibrant Kensington neighborhood. Offering 588 square feet of bright, functional living space, this home is a standout opportunity for anyone seeking a cozy urban retreat or a smart investment property. This property is located in an Airbnb-friendly building (subject to City of Calgary and Board approval), making it an excellent option for short-term rental potential or a long-term rental strategy in a prime location. The kitchen features stainless steel appliances, quartz countertops, and a glass tile backsplash, combining style and functionality. The modern engineered hardwood and tile flooring throughout adds to the polished look and low-maintenance appeal. Practicality meets convenience with in-unit storage, an additional secure storage locker, and an assigned parking stall included. The property is located in a well-maintained solid concrete building with healthy condo docs, ensuring peace of mind and long-term value. Experience the energy and charm of Kensington, one of Calgary's most desirable neighborhoods. Enjoy award-winning restaurants, trendy pubs, boutique shops, and lively patios just steps from your door. Spend your free time exploring the nearby Bow River pathways or taking in the area's abundant entertainment and cultural options. With a Walk Score of 97, Transit Score of 81, and Bike Score of 99, everything you need is within reach. Although this unit is located partially below grade, you'll hardly notice thanks to the large, bright windows that flood the space with natural light and create an inviting, open ambiance. Whether you're a first-time buyer looking to step into the market or an investor seeking a turnkey opportunity, this Kensington condo is the perfect choice. Don't wait—schedule your private viewing today and see why this property is an exceptional find!**

Inclusions: **Furniture and contents are negotiable**  
Property Listed By: **CIR Realty**

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











