



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**220 13 Avenue #301, Calgary T2R 1L6**

MLS® #: **A2188456**

Area: **Beltline**

Listing Date: **01/17/25**

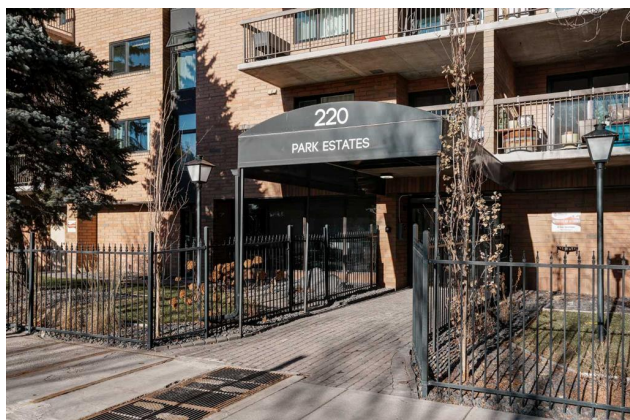
List Price: **\$289,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1980**

Finished Floor Area

Abv Sqft: **763**  
Low Sqft:  
Ttl Sqft: **763**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**4**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Covered,Parkade,Stall**

Utilities and Features

Roof: **Membrane**  
Heating: **Boiler,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Crown Molding,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`6" x 10`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`5" x 11`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`10" x 9`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`1" x 8`1"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`2" x 8`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`8" x 7`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`6"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$626

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 8210593

Remarks

Pub Rmks: **Units in Park Estates rarely come on the market. This 2 bedroom 1 bathroom CORNER 3rd floor unit has a large SOUTH facing balcony with spectacular views of Haultain Park. This updated unit has an exceptional layout with great room sizes, in suite storage and laundry. Window and doors were replaced in 2020. With a WALK SCORE of 98, a TRANSIT SCORE of 86 and a BIKE SCORE of 92, this location is fantastic! Whether you are walking to work downtown or visiting the Memorial Park Library or the many restaurants and shops on 17th Avenue or 1st Street, this location is primo. This unit comes with 1 covered parking stall. This well-managed building does NOT allow short term rentals. Amenities include a large gym and recreation room and a laundry room for those larger loads as well as a designated bike storage room for residents. This building is PET FRIENDLY with board approval.**

Inclusions: **None**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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





