

1111 13 Avenue #106, Calgary T2R0L7

MLS® #: **A2188464** Area: **Beltline** Listing Date: **01/18/25** List Price: **\$345,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,014**
 Low Sqft:
 Ttl Sqft: **1,014**

DOM

4
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

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

Access:
 Lot Feat:
 Park Feat: **Assigned, Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Brick, Composite Siding**
 Flooring: **Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`10" x 8`7"	Living Room	Main	12`8" x 10`3"
Dining Room	Main	5`0" x 5`0"	Bedroom - Primary	Main	19`11" x 10`11"
Bedroom	Main	14`8" x 11`1"	5pc Bathroom	Main	9`7" x 7`8"

Legal/Tax/Financial

Condo Fee: **\$651** Title: **Fee Simple** Zoning: **CC-MH**
 Fee Freq:

Monthly

Legal Desc: 8211786

Remarks

Pub Rmks: Discover urban living at its finest with this expansive and modern two-bedroom, one-bathroom condo, ideally located in the heart of Calgary's Beltline. One of the largest units in the area, this impressive home offers over 1000 square feet of living space, designed with both comfort and functionality in mind. Step inside to find an open and inviting layout featuring sleek hardwood flooring throughout. The large living room is bathed in natural light, offering a cozy fireplace and direct access to a private, oversized patio. This expansive outdoor space is perfect for entertaining, dining, or simply enjoying the vibrant outdoor space. The kitchen boasts plenty of cabinetry, ample counter space, and modern appliances, making it a dream for home chefs. The adjoining dining area creates a seamless flow for hosting guests or enjoying meals with family. The generously sized primary bedroom includes a unique den area, perfect for a home office or reading nook. A versatile second bedroom can function as a guest room, additional office space, or a formal dining room. The Jack-and-Jill bathroom is well-appointed and conveniently connected to both bedrooms. Enjoy the convenience of in-suite laundry, underground parking, and a secure storage locker. This pet-friendly building is well-maintained, offering peace of mind for owners and tenants alike. Located just steps away from Calgary's iconic 17th Avenue, you'll love the proximity to trendy restaurants, coffee shops, parks, and grocery stores. The Beltline is known for its vibrant energy, walkability, and diverse amenities, making it one of Calgary's most sought-after neighborhoods. This condo is perfect for young professionals, investors, or anyone seeking a low-maintenance urban lifestyle. Whether you're looking to live or invest, this property offers unbeatable value in a prime location. Schedule your private showing today and experience all that this exceptional condo has to offer!

Inclusions: N/A
Property Listed By: Real Broker

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









