



THE
A-TEAM

**RE/MAX
FIRST**

1123 13 Avenue #104, Calgary T2G0L7

MLS® #: **A2204864**

Area: **Beltline**

Listing Date: **03/24/25**

List Price: **\$294,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1971**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Underground

Finished Floor Area

Abv Sqft: **908**
Low Sqft:
Ttl Sqft: **908**

DOM

12
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Multi Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,European Washer/Dryer Combination,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Elevator,Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	7`4" x 8`4"	Dining Room	Main	7`5" x 8`5"
Living Room	Main	12`3" x 19`6"	3pc Bathroom	Second	
Bedroom - Primary	Second	9`11" x 17`3"	Bedroom	Second	9`0" x 17`3"

Legal/Tax/Financial

Condo Fee:
\$599

Title: **Fee Simple**
Fee Freq:

Zoning: **CC-MH**

Monthly

Legal Desc: 8811491

Remarks

Pub Rmks: **Location, Location, Location! This 2 bedroom, 2 story condo in the sought after building of Executive Houses is in the center of everything you need. Close to restaurants, shopping, entertainment, downtown, pathways, transit and even a short distance to the Saddledome! This condo has the perfect work life balance you are looking for. This condo has the kitchen and living space on one level and two bedrooms, full bathroom and laundry room with brand-new European style washer and dryer on the upper level giving it the feel of a townhome rather than an apartment. The kitchen offers stone counter tops and ample cabinet space with a bonus of a brand-new dishwasher. This condo also offers one assigned underground parking stall & an assigned storage locker. There is also a bike storage area. As a piece of mind there is updated security key scanners that video faces. The building is pet friendly with board approval. Building also offers a coin laundry room. Book your showing today!**

Inclusions: N/A
Property Listed By: Royal LePage Benchmark

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









