

\$399,900 - 640, 1001 13 Avenue Sw, Calgary

MLS® #A2081427

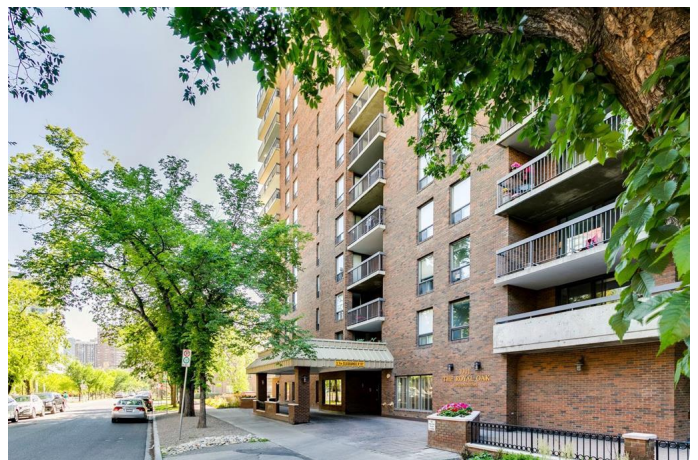
\$399,900

2 Bedroom, 2.00 Bathroom, 1,302 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Bring your vision to life! This 2-bed, 2-bath unit in an air-conditioned, CONCRETE BUILDING has a great layout and tons of SPACE to work with! Unlike new shoebox-sized condos, this unit has generously sized rooms and a nice wide layout that feels more like a house. So much potential to modernize this lovely owner-occupied unit into your dream condo! This QUIET location in the desirable Beltline community is surrounded by mature trees but still in very close proximity to downtown YYC, the cycle track, groceries, shopping, dining & cafes. Inside the unit, you will find a proper entrance, large kitchen/dining/living areas (that would be easily opened up with the addition of an island), oversized in-suite laundry/storage room, 2nd bedroom that would make a great home office or guest bedroom and a huge primary bedroom with full ensuite, walk-in closet and 2nd access to the balcony. Speaking of the balcony, enjoy the mature greenery visible from this unit and new patio doors! Fridge, stove and dishwasher new in August 2023. This well-managed building has LOW CONDO FEES and features a gym, guest suite, party/social room, bike room and car wash. UNDERGROUND TITLED PARKING is extra long with space for a bike or motorcycle behind your car or you can add a storage locker on your stall. Come and experience urban living with a residential feel in this Beltline gem! Fantastic price per square foot. Vacant and ready for quick possession :)



Built in 1982

Essential Information

MLS® #	A2081427
Price	\$399,900
Sold Price	\$387,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,302
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	640, 1001 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0L5

Amenities

Amenities	Car Wash, Fitness Center, Guest Suite
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Closet Organizers, Elevator, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	16

Exterior

Exterior Features	Private Entrance
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2023
Date Sold	November 20th, 2023
Days on Market	63
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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