

\$499,999 - 301, 1212 13 Street Se, Calgary

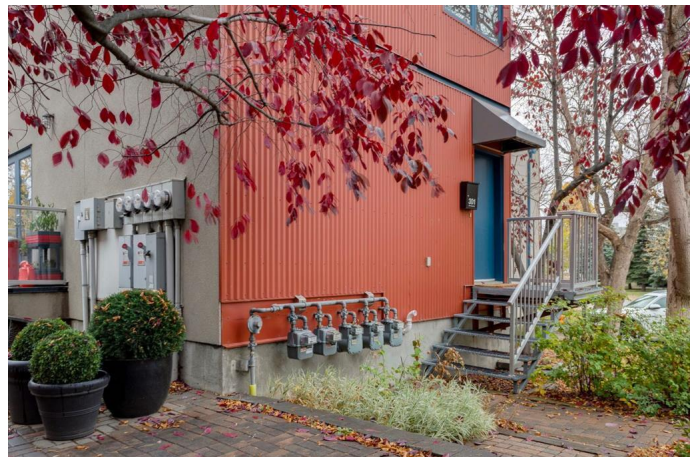
MLS® #A2086911

\$499,999

1 Bedroom, 2.00 Bathroom, 1,001 sqft
Residential on 0.00 Acres

Inglewood, Calgary, Alberta

Welcome to unit 301 at the chic Charteuce Lofts in trendy Inglewood! This sleek and sophisticated townhome is immaculate, proudly situated on the end and backing a gorgeous green space. The calm interior colour palette will awe you while the industrial architecture wows upon entry. The kitchen stuns with quartz counters, tons of cabinet space, subway tile accents and a suite of stainless steel appliances. Adjacent to the kitchen is the living room with floor to ceiling windows that expand all the way to the loft-style upper level, flooding the entire residence with south exposed sunlight. Wide plank hardwood floors bring warmth to the room and I-beams add a visual interest to the living area that includes a fabulous gas fireplace. Completing the main floor is a 2 pc bathroom and brand new stacked laundry appliances - a treat for the new owner! Upstairs you'll find the primary bedroom that includes a sizeable walk-in closet and a separate 4 pc bathroom, also located alongside the loft that is easily suitable as another TV room, modish office or a workout space! Don't forget to check out the oversized patio that boasts beautiful views of the park and makes for a charming outdoor area that you will love all year long. This impressive townhome is a vibe in one of the most desired central communities in Calgary where you can find some of the best and most iconic restaurants, cafes and boutiques our city's scene has to offer. Close by is the Bow River



where you can enjoy scenic walks/ runs, bike rides or experience the calmness of nature right here in the city central. Live your best life in Inglewood! Call now to view.

Built in 2001

Essential Information

MLS® #	A2086911
Price	\$499,999
Sold Price	\$480,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,001
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	Loft/Bachelor/Studio
Status	Sold

Community Information

Address	301, 1212 13 Street Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 5R3

Amenities

Amenities	Parking, Playground, Secured Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Stall, Titled

Interior

Interior Features	High Ceilings, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer,

	Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Other, Playground
Lot Description	Low Maintenance Landscape, No Neighbours Behind, Landscaped
Roof	Tar/Gravel
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	November 7th, 2023
Days on Market	26
Zoning	M-CG d82
HOA Fees	0.00

Listing Details

Listing Office	CHARLES
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