

\$284,900 - 306, 323 13 Avenue Sw, Calgary

MLS® #A2101845

\$284,900

2 Bedroom, 2.00 Bathroom, 913 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

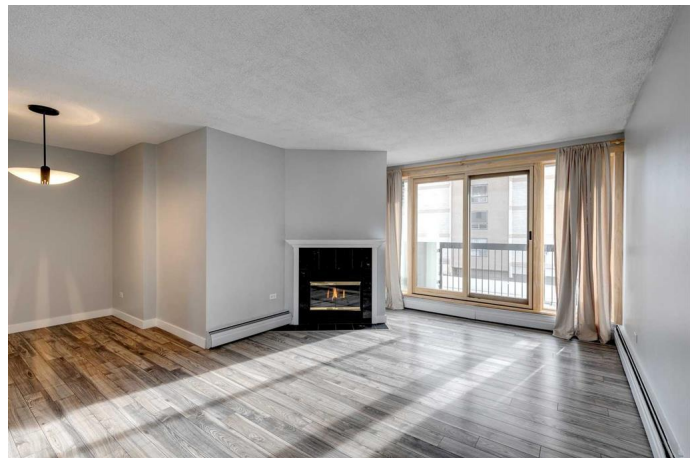
This 2 bedroom 1 and 1/2 bath condo offers secure underground parking, storage locker, elevators, in suite laundry(recently updated), common laundry room, 2 roof top patios and visitor parking. The building is located right across from Central Memorial Park. Walking distance to downtown, MNP Recreation Centre, Elbow River, 17 Ave bars and restaurants, Mission bars and restaurants, several Good Life gyms. The unit has been updated offering laminate flooring throughout, tile flooring in the kitchen and bath, new patio door, white raised panel doors, white baseboards, light fixtures, closet organizers and feature shelving and mirrors. The living room is a great size for entertaining and has a gas fireplace, new patio door to the deck and a view of downtown. There is a good size dining room area that would also make a great home office. The kitchen has tons of counter top working area, breakfast bar and tile flooring. The large primary bedroom has a 2pc ensuite bath and a large closet with an organizer. Second bedroom is a great size for a roommate or home office and has access to the balcony. Move in condition and way cheaper than rent!! Don't delay.

Built in 1969

Essential Information

MLS® # A2101845

Price \$284,900



Sold Price	\$275,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	913
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	306, 323 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0K3

Amenities

Amenities	Bicycle Storage, Coin Laundry, Elevator(s), Laundry, Park, Roof Deck, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Covered, Electric Gate, Enclosed, Guest, Parkade, Secured, Underground

Interior

Interior Features	Closet Organizers, Elevator, Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Baseboard, Boiler, Central, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Glass Doors, Living Room, Mantle
# of Stories	9

Exterior

Exterior Features	Balcony, Storage
Roof	Flat, Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	January 28th, 2024
Date Sold	March 8th, 2024
Days on Market	40
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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