

\$299,900 - 203, 1235 13 Avenue Sw, Calgary

MLS® #A2103500

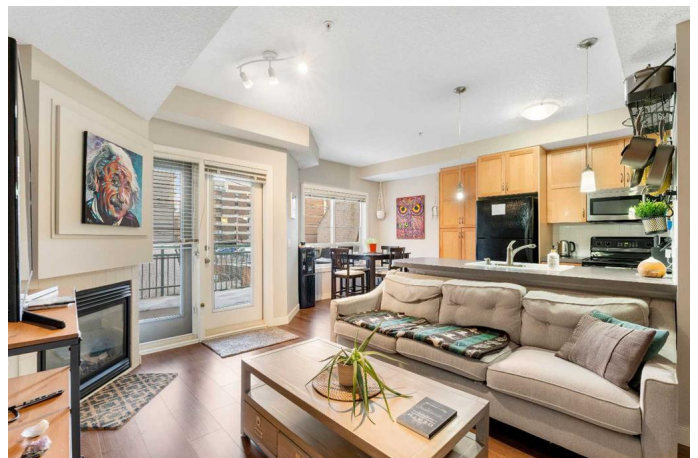
\$299,900

2 Bedroom, 2.00 Bathroom, 722 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

THIS IS THE ONE! WELCOME TO CITY JARDIN - DOWNTOWN LIVING ON THE BELTLINE! Are you in the market for a condominium with an amazing CENTRAL LOCATION within the city of Calgary? How about a home with a SPACIOUS, BRIGHT FEEL? If so, then this meticulously maintained unit with an TITLED UNDERGROUND PARKING STALL, and UNDERGROUND VISITOR PARKING is for you! This spectacular condo is in the highly SOUGHT-AFTER SW COMMUNITY OF THE BELTLINE and sits on a STREET LINED WITH MATURE TREES. The home has been kept in TIP-TOP SHAPE by the owner and was recently painted to give it a nice fresh feel! The open concept living space features laminate flooring throughout, a stylish kitchen, a 3-piece bathroom with in-suite laundry, and a HUGE MASTER BEDROOM with WALK-THRU CLOSET, and 4-piece ensuite! From the living area, step out on to your LARGE EAST FACING PATIO with GAS LINE for bbq hookup. The building ALLOWS AIR BNB (short-term rentals), has one elevator for easy access between floors, and allows pets (upon board approval). This home has plenty to offer: a very RESPONSIVE CONDO BOARD and property manager, BIKE RACKS, and FRIENDLY NEIGHBOURS! As a resident of the home, you'll enjoy easy access to downtown Calgary, the business core, multiple shops and restaurants, schools, parks and playgrounds. COME CHECK THIS LISTING



OUT TODAY!!

Built in 2002

Essential Information

MLS® #	A2103500
Price	\$299,900
Sold Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	722
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	203, 1235 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T2

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Fireplace(s), Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

Exterior

Exterior Features	Courtyard
Construction	Stucco, Wood Frame

Additional Information

Date Listed	January 25th, 2024
Date Sold	March 4th, 2024
Days on Market	39
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty
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