

\$319,800 - 703, 1123 13 Avenue Sw, Calgary

MLS® #A2133366

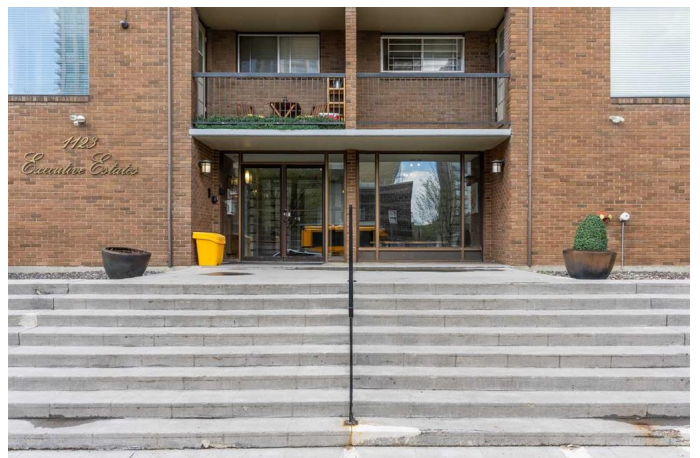
\$319,800

2 Bedroom, 1.00 Bathroom, 849 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Looking for something very different in a 2 bedroom condo - take a tour of this top floor two level corner unit in a fantastic location in Calgary's Beltline. Feels more like a townhome than an apartment "boasting two very large bedrooms (primary will easily fit a king-sized bed!). Quick possession available to lock in that pre-approved mortgage rate quickly. This great apartment is perfect for a working couple or urban professional who want a quiet building but with all the perks of inner-city living. Very bright open plan with south exposure, lots of windows and south facing balcony with fabulous sunny views. Functional layout with bedrooms and bathroom separated from kitchen, living and dining areas by a half flight of stairs. Hardwood floors throughout and the kitchen is finished with granite countertops, subway-style tile backsplash, maple cabinets, stainless steel appliances and under mount sink. Handy in-suite washer/dryer in a laundry room off of entry foyer, large bathroom finished with ceramic tile for the deep soaker tub surround and vanity countertop. Lots of closet and storage space in-suite in addition to a storage locker downstairs. Heat and hot water are included in the condo fees as is one assigned heated and secured underground parking stall. There is also bicycle storage on the parking level and additional laundry facilities on the lower level. Only steps from your front door to 17 Avenue, this amazing location offers all the amenities of this vibrant urban upscale



neighbourhood: craft brew-pubs, fashion boutiques, cocktail bars, retro furniture stores, hip eateries, live music venues, trendy restaurants, coffee shops, bakeries, yoga/fitness studios and grocery stores are all within easy walking distance. All this in a quiet and secure building (new access control system) with solid concrete construction (no post tension) - this great property has lots to offer at an affordable price. Book your showing at this exceptional top floor apartment home and come meet your friendly neighbours in this clean and well-managed building. Near future planned upgrades include new windows and balcony sliding doors.

Built in 1971

Essential Information

MLS® #	A2133366
Price	\$319,800
Sold Price	\$330,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	849
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	703, 1123 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0L7

Amenities

Amenities	Bicycle Storage, Coin Laundry, Elevator(s), Park, Secured Parking, Snow Removal, Storage
Parking Spaces	1
Parking	Assigned, Concrete Driveway, Garage Faces Front, Heated Garage, Off Street, Parkade, Paved, Secured, Underground

Interior

Interior Features	Built-in Features, Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Electric Range, European Washer/Dryer Combination, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Baseboard, Boiler, Hot Water, Natural Gas
Cooling	None
# of Stories	7

Exterior

Exterior Features	Balcony, Lighting, Private Entrance, Storage
Lot Description	Back Lane, City Lot, Landscaped, Level, Street Lighting, Rectangular Lot, Views
Roof	Flat Torch Membrane, See Remarks
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 18th, 2024
Date Sold	May 29th, 2024
Days on Market	11
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	Stonemere Real Estate Solutions
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