

\$309,000 - 309, 1111 13 Avenue Sw, Calgary

MLS® #A2133926

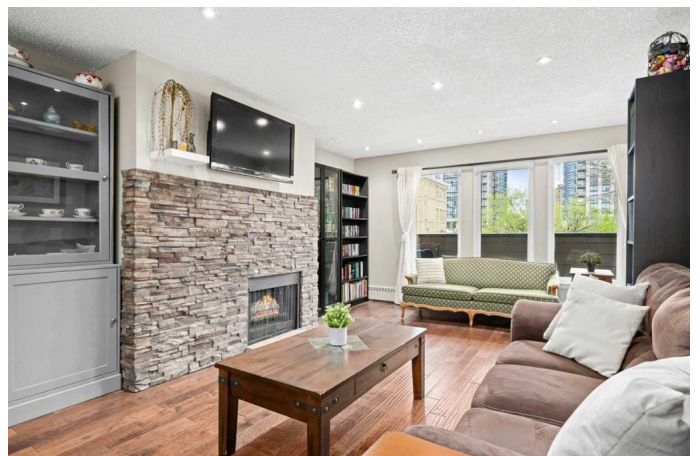
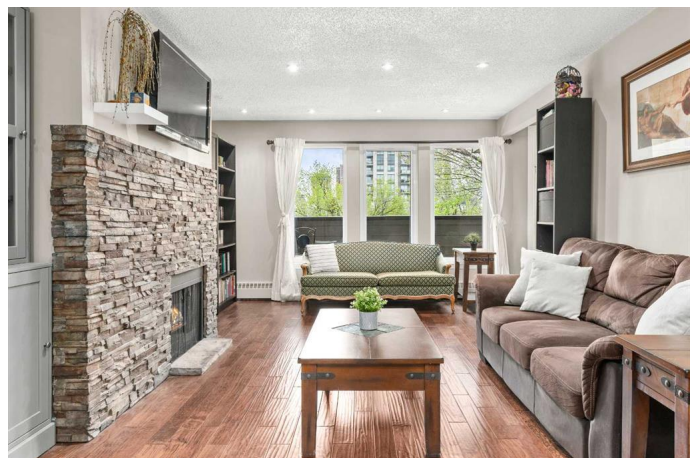
\$309,000

2 Bedroom, 1.00 Bathroom, 905 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Montage! Experience the ease of a maintenance-free lifestyle in this fantastic inner-city condo located in one of Calgary's most desirable and vibrant communities. This meticulously maintained unit boasts 2 bedrooms, 1 full bathroom, approximately 905 SQ FT of functional living space, and your very own heated, secured underground parking stall + storage. The spacious living room is adorned with a charming wood-burning fireplace and upgraded flooring, seamlessly flowing onto the private balcony overlooking a greenspace/park. The practical dining area offers additional storage and transitions effortlessly into the kitchen. The well-appointed kitchen features upgraded stainless steel appliances, a peninsula island/breakfast bar, and ample cabinetry. The generously sized primary bedroom includes a closet and access to a full 4-piece ensuite bathroom plus storage. The second bedroom is perfect for guests and can easily serve as a den or additional office area. Conveniently located near all major amenities, including public transportation, parks, community gardens, schools, and the finest local shops, restaurants, and breweries. Whether you're an investor or a first-time homebuyer, this property is an ideal fit for you! This is a well managed condominium with a healthy reserve fund! Come and embrace the urban lifestyle in a comfortable condominium setting!



Built in 1981

Essential Information

MLS® #	A2133926
Price	\$309,000
Sold Price	\$333,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	905
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	309, 1111 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0L7

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, No Smoking Home, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Stone, Wood Burning
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Brick, Composite Siding

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 6th, 2024
Days on Market	14
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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