

\$595,000 - 1050 13 Avenue Sw, Calgary

MLS® #A2161884

\$595,000

3 Bedroom, 3.00 Bathroom, 1,280 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Connaught Gardens, designed by Sturgess Architecture, is a iconic building in the heart of the Beltline . It is listed on the Alberta Association of Architects Chronicle of Significant Alberta Architecture ! The complex is composed of eleven unique townhomes arranged around a central courtyard with an amazing garden. Unit 1050 is one of the largest in the complex, located on the sunny south side. Featuring 3 bedrooms and a fully finished walkup basement, it is the perfect home for any young professional or family. The main floor is open and bright, with large south-facing windows, hardwood floors, and a gas fireplace to tie everything together, great for entertaining friends and family. The kitchen is spacious with great views of the courtyard garden. Upstairs has two large bedrooms with a loft space that can be utilized as a home office. The main bath has been updated with a soaker tub and shower. The laundry is conveniently located on the upper floor. The walkout lower level has its own entrance and features a rec/media area, a third bedroom, a full bath, and a storage room. The private single garage features extra storage for your convenience ,a second vehicle can park outside of the garage . This is a unique townhome in a vibrant community ,walk to downtown, shops and restaurants on 17th ave, Co-op Midtown Market, community natural foods , close to parks and green spaces, don't miss this outstanding opportunity!



Built in 1993

Essential Information

MLS® #	A2161884
Price	\$595,000
Sold Price	\$612,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,280
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1050 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0L6

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Courtyard, Garden, Private Entrance
Lot Description	Back Lane, Front Yard, Lawn, Garden, Low Maintenance Landscape
Roof	Tar/Gravel
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 1st, 2024
Date Sold	September 14th, 2024
Days on Market	13
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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