706, 1312 13 Avenue SW
Calgary, Alberta

MLS # A2233330

$229,900

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Penthouse

Size:	832 sq.ft.	**Age:**	1969 (56 yrs old)
Beds:	2	**Baths:**	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Central, Hot Water		**Water:**	-
Floors:	Laminate		**Sewer:**	-
Roof:	Membrane		**Condo Fee:**	$ 693
Basement:	-		**LLD:**	-
Exterior:	Brick, Concrete		**Zoning:**	CC-MH
Foundation:	-		**Utilities:**	-
Features:	Kitchen Island, Vinyl Windows			

Inclusions:	N/A

Live the Urban Dream: Top Floor Beltline Condo! Discover exceptional urban living in this 831 sq ft, 2-bedroom, 1-bath corner unit at Lancaster Gate. 7th-floor corner unit in Calgary's vibrant Beltline. This prime location means you're walking distance to 17th Avenue, the C-Train, and downtown, offering an incredible lifestyle often cheaper than renting! This well maintained condo features maple cabinets, laminate flooring throughout, and in-suite laundry. This building was a full condo conversion in 2007 and the active condo board ensures continuous improvement, with new windows and roof installed in 2024. Close-knit community building - grow your own vegetables in the building communal gardens! Plus, your condo fees include electricity! Don't miss this opportunity for exceptional value in a fantastic location with a dedicated rear parking stall. Priced well below city assessed value!!