

**303, 1334 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2201220**



**\$305,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	962 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 675
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, No Smoking Home, Storage		

**Inclusions:** n/a

Step into this spacious two-bedroom, 1.5 bath condo and be greeted by a freshly painted bright home, with a huge kitchen, perfect for entertaining! The large bar seamlessly overlooks the generously sized dining room, making it an ideal space for hosting dinner parties. With ample counter space and a functional layout, this kitchen is great for a someone who loves to spend time in the kitchen. Enjoy living in this amenities-rich building offering a lifestyle of convenience and leisure! With access to a sports court for active fun, fitness equipment to keep up with your workout routine, and a versatile meeting space. With everything at your fingertips, this building truly enhances both your work-life balance and recreational needs. Nestled just steps from vibrant 17th Ave, this gem offers the ultimate urban lifestyle with trendy restaurants, boutique shops, and easy access to the river pathway system. Enjoy your morning coffee or unwind in the evening on your south-facing balcony, soaking up the sunlight and taking in the energy of the city. This is the perfect blend of convenience and charm!