

780-380-9166 friesenrealty@gmail.com

804, 220 13 Avenue SW Calgary, Alberta

MLS # A2206755



\$319,900

Division:	Beltline			
Туре:	Residential/High Rise (5+ stories)			
Style:	Apartment-Single Level Unit			
Size:	816 sq.ft.	Age:	1980 (45 yrs old)	
Beds:	2	Baths:	1	
Garage:	Underground			
Lot Size:				
Lot Feat:	-			
	Water:	-		
	Sewer:	-		
	Condo Fee:	\$ 660		
	LLD:	-		
	Zoning:	DC		
	Utilities:	-		

Heating:BaseboardWater:-Floors:Ceramic Tile, HardwoodSewer:-Roof:-Condo Fee:\$ 660Basement:-LLD:-Exterior:Concrete, OtherZoning:DCFoundation:-Utilities:-Features:Granite Counters, No Animal Home, No Smoking Home-

Inclusions: N/A

Located in the coveted community of Beltline this two bedroom condominium is truly a must see! The unit is situated on the 8th floor of this quiet building and offers a spectacular view of downtown and the Calgary tower. The unit offers a modern floor plan, is exceptionally well appointed. The kitchen is large and fully upgraded including high-end stainless still appliance's porcelain flooring, granite counter-tops, and modern cabinets. The bathroom is also upgraded with quarts counter-tops and porcelain flooring. The living room, hallway and both bedrooms all feature high quality floating hardwood throughout. The property offers insuite laundry, large storage room, and huge covered balcony. The heated parking is located underground. Extremely close to recreational facilities, shopping, parks and entertainment.