

780-380-6207  
meghan@meghanrobinson.net

106, 1123 13 Avenue SW  
Calgary, Alberta

MLS # A2239225



**\$330,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 632
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Block, Brick/Mortar, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Granite Counters, No Smoking Home, Storage		

**Inclusions:** none

For more information, please click Brochure button. Rare 2-bedroom, 1-bath corner unit in the Beltline featuring the largest ground-floor patio in the complex&mdash;perfect for pet owners and outdoor lovers alike! You&rsquo;ll be amazed by the spaciousness throughout, with oversized rooms and abundant natural light streaming in from south and west-facing windows. The living room is generously sized at over 200 sq ft and includes a separate dinette area. Step right outside to the expansive patio, measuring over 350 sq ft&mdash;the largest in the complex&mdash;ideal for relaxing or entertaining. The kitchen boasts granite countertops, stainless steel appliances, and a dishwasher for convenience. Upstairs, you&rsquo;ll find two roomy bedrooms and a full 4-piece bathroom complete with a heat lamp for added comfort and luxury. Additional perks include in-suite laundry, a linen closet, and secure heated underground parking. Situated directly across from Connaught School&mdash;which also serves as a dog-friendly park&mdash;and just steps from Tim Hortons, this condo puts you right in the heart of it all. Enjoy easy access to 17th Avenue&rsquo;s Red Mile and a short walk to downtown. This home perfectly balances quality, value, and unbeatable location.