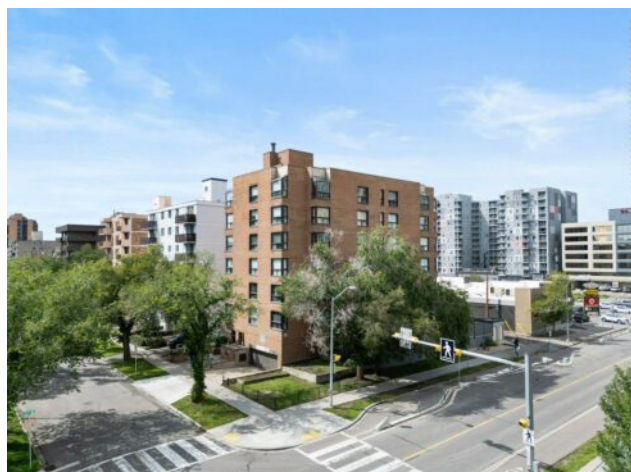


**402, 1202 13 Avenue SW
Calgary, Alberta**

MLS # A2245343



\$205,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	700 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 934
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

Come view the Quiet one bedroom apartment in reinforced concrete building adjacent park. Good open view of downtown Calgary and school park. Close to downtown (5-10 minutes walking distance), Schools, daycare and Safeway and Coop are all blocks away. Very quiet. Well managed building, Handyman Special but interior with porcelain mosaic tile and Brazilian Cherry Engineered hardwood flooring. Washer/dryer machine in unit. Breakfast bar, Storage room,