

**703, 1202 13 Avenue SW
Calgary, Alberta**

MLS # A2250146



\$192,500

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	702 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 752
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MHX
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Track Lighting		

Inclusions: N/A

Calgary Beltline. Live in the heart of the core, explore some of Calgary's best restaurants and nightlife entertainment of 17 Ave, shopping, Safeway, Co-op grocery close by. Reinforced concrete building. Top floor penthouse unit with stunning views of city skyline. Huge windows, Spacious one bedroom, one bath, living room and dining room, in-suite laundry (vented outside), galley kitchen with stove, fridge, dishwasher, hoodfan. Updated laminate flooring, baseboards, ceramic tiles, storage / mechanical room, central air conditioning, 1 underground parking stall, baseboard hot water heating. Condo fees include heat, water/sewer. Convenient garbage chute on each level. Secure building, including underground parking.