

**106, 1123 13 Avenue SW  
Calgary, Alberta**

**MLS # A2283284**



# \$287,500

<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>	1971 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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

**Inclusions:** N/A

One of the most incredible private patio spaces I have ever seen in an inner city condo!! At over 350 square feet this awesome outdoor southwest living space will add so much to your lifestyle in terms of entertaining and relaxation and is absolutely perfect for pet lovers as this building is super pet friendly! This is an ideal location directly across from Connaught School and steps from the dedicated Connaught Off Leash Park at 14th Ave. & 11th Street. This unique 2 Storey corner unit feels far more like a townhouse unit than an apartment. Features include a huge living room and separate dining area with tons of natural light streaming through the south and west facing windows and the galley style kitchen boasts granite countertops, stainless steel appliances and is open to your entertaining space. Upstairs you will find a super spacious primary bedroom and generous sized 2nd bedroom along with full bath. This unit has in suite laundry, heated underground parking and an assigned storage locker. This location can't be beat, close to shopping, restaurants, downtown, transit etc! Vacant for quick possession!