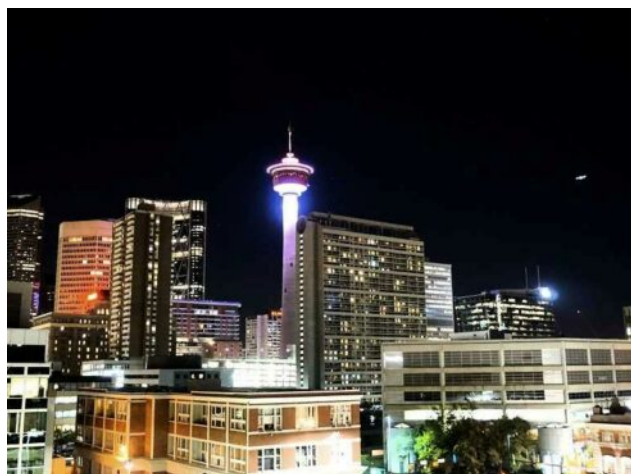


804, 220 13 Avenue SW
Calgary, Alberta

MLS # A2206755



\$319,900

Division:	Beltline		
Type:	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:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 660
Basement:	-	LLD:	-
Exterior:	Concrete, Other	Zoning:	DC
Foundation:	-	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.