



1123 13 Avenue Calgary Alberta

\$324,900

Welcome to 103 a unit with all the conveniences of downtown and the space of a townhome. It has a massive private, fully fenced yard with a covered deck perfect for entertaining, gardening, relaxing or a yard for a pet in this pet friendly building. The two storey split upstairs has two generous bedrooms with city views, a linen closet, and full bathroom. On the main level the kitchen has granite countertops, stainless steel appliances including a convection oven and oversized French door fridge, a large closet and a generous laundry room. The main level is completed with an oversized living room and den. The unit comes with assigned underground parking and a storage locker. You are on a quiet playground street yet only steps away from 17th avenue, bow river pathway, three grocery stores, and just a 30 min walk to downtown offices. A truly unique unit and a must see. (id:6769)

Primary Bedroom 12.42 Ft x 12.00 Ft

Bedroom 11.08 Ft x 10.25 Ft

4pc Bathroom 7.58 Ft x 5.00 Ft

Living room 17.75 Ft x 11.92 Ft

Dining room 11.08 Ft x 7.00 Ft

Kitchen 7.50 Ft x 8.17 Ft

Listing Presented By:



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See

Mirror

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