



## 220 13 Avenue Calgary Alberta

\$289,000

Units in Park Estates rarely come on the market. This 2 bedroom 1 bathroom CORNER 3rd floor unit has a large SOUTH facing balcony with spectacular views of Haultain Park. This updated unit has an exceptional layout with great room sizes, in suite storage and laundry. Window and doors were replaced in 2020. With a WALK SCORE of 98, a TRANSIT SCORE of 86 and a BIKE SCORE of 92, this location is fantastic! Whether you are walking to work downtown or visiting the Memorial Park Library or the many restaurants and shops on 17th Avenue or 1st Street, this location is primo. This unit comes with 1 covered parking stall. This well-managed building does NOT allow short term rentals. Amenities include a large gym and recreation room and a laundry room for those larger loads as well as a designated bike storage room for residents. This building is PET FRIENDLY with board approval. (id:6769)

Living room 15.50 Ft x 10.92 Ft

Dining room 8.17 Ft x 8.08 Ft

Primary Bedroom 14.42 Ft x 11.92 Ft

Bedroom 11.67 Ft x 7.92 Ft

Kitchen 7.83 Ft x 9.50 Ft

4pc Bathroom 4.92 Ft x 7.50 Ft

Laundry room 6.08 Ft x 8.08 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<http://rebeccab.ca/>



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