



## 323 13 Avenue Calgary Alberta

\$215,000

Nestled in the highly desirable community of Beltline, this contemporary one-bedroom, one-bath condo offers an exceptional urban living experience. Superbly located just two blocks away from major bike paths traversing north, south, east, and west, offering easy access to various parts of the city. This condo, situated on the third floor, boasts a bright and airy ambiance, accentuated by large patio doors that flood the space with natural light. The spacious living room seamlessly integrates with the functional kitchen area, creating an ideal environment for entertaining guests. The bedroom stands out with its expansive size and an ample walk-in closet, offering abundant storage for your apparel and personal belongings. The bathroom is well-appointed, catering to all your essential needs. A key feature of this condo is its large balcony, offering stunning views over Central Memorial Park. The balcony is perfect for enjoying the beautiful vistas and tranquil surroundings. Within the unit, you will find convenient storage space, as well as an additional storage locker located in the underground garage. The property includes a single parking stall in the outdoor gated parking area, enhancing the ease of living. The building is well-maintained and efficiently managed, ensuring a comfortable living experience. The condo fees are notably affordable, adding to the appeal of this property. The condo's location is truly unbeatable. Close to a vibrant restaurant and entertainment scene, it's within walking distance of nightlife districts, 17th Ave., Mission and transit. The MNP Community & Sport Centre, Good Life Fitness and the Elbow River pathways are all easily accessible, offering plenty of recreational opportunities. This condo represents a perfect blend of comfort, convenience, and urban lifestyle, making it an ideal choice for those seeking a dynamic living ex...

Kitchen 7.17 Ft x 7.50 Ft

Living room/Dining room 11.67 Ft x 19.92 Ft

Bedroom 9.83 Ft x 19.08 Ft

4pc Bathroom 5.00 Ft x 10.92 Ft

Storage 3.42 Ft x 5.42 Ft

Listing Presented By:



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**Mirror**

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