



# 1202 13 Avenue Calgary Alberta

\$188,000

Welcome to the Grapevine! A great opportunity for investors with an excellent tenant currently renting for \$1,400 + electricity with a long term lease. Your spacious condo is primely located in the sought after Beltline neighbourhood. Strategically located with amazing walkability to dining and restaurants on lively 17th Avenue, nearby shopping, coffee shops, parks, playgrounds and very close proximity to downtown Calgary. This trendy area is one of the most liveable neighbourhoods in our amazing city with live music, urban culture, nightlife, fitness and yoga studios. Close proximity to transit and scooters further enhances the accessibility around the area. Your condo has been elegantly and recently upgraded with luxury vinyl plank flooring, paint and new baseboards. Unwind in your spacious primary bedroom with double closets. Laundry is conveniently located ensuite with your own washer/dryer combo. The primary bathroom has new tile on the floor and in the shower area. The open concept layout is great for relaxing and entertaining. Only four condos per floor in this concrete building. Additionally, you will receive one assigned parking stall. An amazing addition for your investment portfolio with an immediate renter and steady income. This condo has been very well maintained and is low maintenance. Call today for your next investment property! (id:6769)

Foyer 10.92 Ft x 3.67 Ft  
 Kitchen 7.83 Ft x 8.42 Ft  
 Living room 12.17 Ft x 10.08 Ft  
 Dining room 8.17 Ft x 7.33 Ft

Primary Bedroom 11.58 Ft x 11.42 Ft  
 4pc Bathroom 9.08 Ft x 4.50 Ft  
 Laundry room 2.50 Ft x 2.42 Ft  
 Storage 5.92 Ft x 4.33 Ft

Listing Presented By:



Originally Listed by:  
 CIR REALTY

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**RE/MAX**  
 RE/MAX REAL ESTATE  
 (CENTRAL)

773 Glenmore rd , Calgary, British  
 Columbia, V1V 3B9

Phone: (403) 850-6722  
 ctimos@telus.net