



1736 13 Avenue Calgary Alberta

\$249,900

Incredible OPPORTUNITY to own the PREMIERE in The Mercedes -- SECOND FLOOR corner unit, LARGEST FLOORPLAN in the building with a Registered size of 752sqft! Fantastic location, QUIET & beautiful TREE-LINED street, just a quick walk to Royal Sunalta Park & the Calgary Tennis Club! SHORT WALK to 17th Avenue & all the retail shops & restaurants! The Mercedes was COMPLETELY RENOVATED & updated in late 2006. This exceptional property offers STAINED HARDWOOD flooring, BLACK-STAINED kitchen cabinetry, GRANITE counters & FLAT CEILINGS throughout! The kitchen includes a STAINLESS STEEL appliance package, GLASS BACKSPLASH tile, & an extended STOOL BAR -- sit in the kitchen & watch tv in the living room! SPACIOUS living room open concept dining area. Sliding patio doors open to the balcony, w/ vinyl decking & aluminum rail. TILE FLOORING in the bathroom, w/ UPGRADED fixtures & tub/shower combo. HUGE MASTER with two double closets, INSUITE LAUNDRY w/ stacking washer/dryer! Unit does not come with parking, but there is plenty of parking off street! (id:6769)

Living room 12.00 Ft x 13.00 Ft

Kitchen 7.58 Ft x 13.08 Ft

Dining room 6.17 Ft x 9.58 Ft

Foyer 5.33 Ft x 7.42 Ft

Laundry room 2.67 Ft x 5.00 Ft

Other 4.00 Ft x 7.42 Ft

Primary Bedroom 12.42 Ft x 14.17 Ft

4pc Bathroom 7.00 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:
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<http://www.donwong.ca/>



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

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