



1123 13 Avenue Calgary Alberta

\$330,000

For more information, please click Brochure button. Rare 2-bedroom, 1-bath corner unit in the Beltline featuring the largest ground-floor patio in the complex--perfect for pet owners and outdoor lovers alike! You'll be amazed by the spaciousness throughout, with oversized rooms and abundant natural light streaming in from south and west-facing windows. The living room is generously sized at over 200 sq ft and includes a separate dinette area. Step right outside to the expansive patio, measuring over 350 sq ft--the largest in the complex--ideal for relaxing or entertaining. The kitchen boasts granite countertops, stainless steel appliances, and a dishwasher for convenience. Upstairs, you'll find two roomy bedrooms and a full 4-piece bathroom complete with a heat lamp for added comfort and luxury. Additional perks include in-suite laundry, a linen closet, and secure heated underground parking. Situated directly across from Connaught School--which also serves as a dog-friendly park--and just steps from Tim Hortons, this condo puts you right in the heart of it all. Enjoy easy access to 17th Avenue's Red Mile and a short walk to downtown. This home perfectly balances quality, value, and unbeatable location. (id:6769)

Living room 16.83 Ft x 12.83 Ft
 Kitchen 7.67 Ft x 8.33 Ft
 Dining room 10.83 Ft x 6.17 Ft
 Foyer 6.00 Ft x 4.67 Ft
 Laundry room 6.92 Ft x 4.33 Ft

4pc Bathroom 7.75 Ft x 5.00 Ft
 Primary Bedroom 13.67 Ft x 12.08 Ft
 Hall 10.83 Ft x 3.25 Ft
 Bedroom 10.75 Ft x 15.08 Ft

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