



1312 13 Avenue Calgary Alberta

\$239,900

Live the Urban Dream: Top Floor Beltline Condo! Discover exceptional urban living in this 831 sq ft, 2-bedroom, 1-bath corner unit at Lancaster Gate. 7th-floor corner unit in Calgary's vibrant Beltline. This prime location means you're walking distance to 17th Avenue, the C-Train, and downtown, offering an incredible lifestyle often cheaper than renting! This well maintained condo features maple cabinets, laminate flooring throughout, and in-suite laundry. This building was a full condo conversion in 2007 and the active condo board ensures continuous improvement, with new windows and roof installed in 2024. Plus, your condo fees include electricity! Don't miss this opportunity for exceptional value in a fantastic location with a dedicated rear parking stall. Priced well below city assessed value!! (id:6769)

Living room 11.00 Ft x 19.00 Ft

Dining room 6.08 Ft x 9.00 Ft

Primary Bedroom 11.67 Ft x 13.25 Ft

Bedroom 10.00 Ft x 10.42 Ft

Laundry room 3.00 Ft x 4.00 Ft

Kitchen 7.25 Ft x 9.00 Ft

Other 4.75 Ft x 11.83 Ft

4pc Bathroom 5.00 Ft x 7.42 Ft

Listing Presented By:



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