



## 1111 13 Avenue Calgary Alberta

\$345,000

Discover urban living at its finest with this expansive and modern two-bedroom, one-bathroom condo, ideally located in the heart of Calgary's Beltline. One of the largest units in the area, this impressive home offers over 1000 square feet of living space, designed with both comfort and functionality in mind. Step inside to find an open and inviting layout featuring sleek hardwood flooring throughout. The large living room is bathed in natural light, offering a cozy fireplace and direct access to a private, oversized patio. This expansive outdoor space is perfect for entertaining, dining, or simply enjoying the vibrant outdoor space. The kitchen boasts plenty of cabinetry, ample counter space, and modern appliances, making it a dream for home chefs. The adjoining dining area creates a seamless flow for hosting guests or enjoying meals with family. The generously sized primary bedroom includes a unique den area, perfect for a home office or reading nook. A versatile second bedroom can function as a guest room, additional office space, or a formal dining room. The Jack-and-Jill bathroom is well-appointed and conveniently connected to both bedrooms. Enjoy the convenience of in-suite laundry, underground parking, and a secure storage locker. This pet-friendly building is well-maintained, offering peace of mind for owners and tenants alike. Located just steps away from Calgary's iconic 17th Avenue, you'll love the proximity to trendy restaurants, coffee shops, parks, and grocery stores. The Beltline is known for its vibrant energy, walkability, and diverse amenities, making it one of Calgary's most sought-after neighborhoods. This condo is perfect for young professionals, investors, or anyone seeking a low-maintenance urban lifestyle. Whether you're looking to live or invest, this property offers unbeatable value in a prime location. Schedule your private showing today and exp...

Kitchen 14.83 Ft x 8.58 Ft

Living room 12.67 Ft x 10.25 Ft

Dining room 5.00 Ft x 5.00 Ft

Primary Bedroom 19.92 Ft x 10.92 Ft

Bedroom 14.67 Ft x 11.08 Ft

5pc Bathroom 9.58 Ft x 7.67 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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