



# 1123 13 Avenue Calgary Alberta

\$339,900

Stunning 5th floor, two-storey style condo in the sought-after Connaught community. Just back onto market due to buyers unforeseen family circumstances. Featuring high ceilings and large windows, the bright and spacious unit consists of 900+ sq ft of living space. On the main floor, you will find a spacious living room and dining area with gorgeous hardwood floors, a sunny kitchen with black backsplash and appliances, granite countertops, maple cabinetry, a cozy breakfast nook, and ceramic tile flooring. A staircase with maple and wrought iron accents leads to the second floor, where you'll find the laundry room, bath, and two generous-sized bedrooms. Private balcony with beautiful views. Amenities include one underground parking stall, a storage locker, additional in-unit storage, bicycle storage and extra laundry facilities in the building. Heat and hot water are included in the condo fees. Well-managed, secure building with solid concrete construction (no post-tension cables) offers a quiet living environment with future planned upgrades including new windows and balcony doors. Perfect for those who want to work, play, and live downtown, just 4 blocks from 17th Ave., walkable to transit, the Core, groceries, and steps from the shops and restaurants. This vibrant urban neighborhood offers craft brew-pubs, boutiques, eateries, music venues, walking paths, fitness centres, and more. Exceptional property at a great value! (id:6769)

Dining room 7.50 Ft x 8.00 Ft  
Kitchen 7.17 Ft x 8.83 Ft  
Living room 12.17 Ft x 19.67 Ft

4pc Bathroom 5.67 Ft x 8.67 Ft  
Bedroom 10.00 Ft x 17.17 Ft  
Bedroom 9.08 Ft x 17.17 Ft

Listing Presented By:



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