



1328 13 Avenue Calgary Alberta

\$204,900

Be the first to enjoy this completely renovated Beltline condo, offering the feel of a brand new home at the price point of an older unit. Every finish in the home has been thoughtfully updated to create a cohesive, modern living space. The bright open-concept layout features a stunning two-tone kitchen with brand new cabinetry, quartz countertops, a contemporary tile backsplash, and brand new stainless steel appliances including a microwave hood fan, all under warranty for added peace of mind. A functional island provides additional prep and seating space and can easily be repositioned within the kitchen depending on your preferred layout. New luxury vinyl plank flooring runs throughout the home, complemented by fresh paint, updated lighting, modern fixtures, and new 4.5-inch baseboards for a clean, elevated finish. The home also features brand new in-suite laundry with a washer and dryer combo, also under warranty. One of the standout features of this unit is the extra-long private balcony measuring over 24 feet, with sliding glass doors from both the living room and the bedroom, creating a seamless connection between indoor and outdoor living. From the unit you can conveniently see your assigned parking stall and enjoy quick access to the parkade. Located on the ground floor, this home offers the convenience of avoiding elevators while still maintaining excellent privacy and security, as the private patio is positioned above the parkade level with no direct exterior access to the unit. The home is situated in a clean, well-managed concrete building with no post-tension cables and features an inviting lobby, elevator access, and bike storage. Vinyl windows throughout the building were replaced approximately two years ago. The property includes an assigned parking stall and dedicated storage unit, and parking stalls in the building have historically rented for app...

Living room 12.50 Ft x 12.08 Ft
 Kitchen 12.08 Ft x 9.50 Ft
 Dining room 6.08 Ft x 5.42 Ft

Primary Bedroom 12.58 Ft x 12.25 Ft
 Other 24.58 Ft x 3.67 Ft
 4pc Bathroom 7.08 Ft x 6.50 Ft

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