

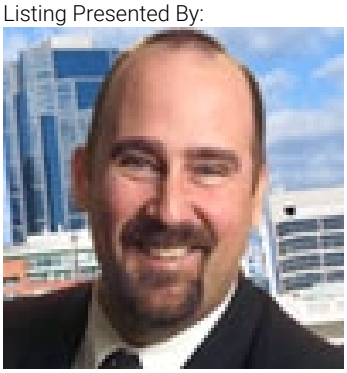
1328 13 Avenue Calgary Alberta

$234,900

YOU WON'T FIND A BETTER DEAL FOR THIS VERY QUIET STREET, SUNNY 2-BED CORNER UNIT, (NOT LOOKING ONTO AN ALLEY), WITH COVERED PARKING, CONCRETE CONSTRUCTION, ELEVATOR, AND NO POST-TENSON CABLES IN THE BELTLINE! Offering 2 bedrooms, 1 bathroom, and a covered balcony, updated elevator (2014), this spacious condo enjoys abundant natural light throughout the day. The main living space features updated flooring (2021) and large, newly updated vinyl windows (2025), while the kitchen offers updated countertops, a pantry closet, a French door refrigerator, and an electric stove. The open-concept living area opens onto a covered Southwest-facing balcony, providing additional outdoor space and a sheltered spot to enjoy the afternoon and evening light. Both bedrooms are generously sized to accommodate full bedroom furniture and additional storage or a desk. Each features a spacious mirrored sliding-door closet. The 4-pc bathroom is conveniently located for both bedrooms and features an extended vanity and a tub/shower combination. Updated in-suite laundry (2020) adds another level of convenience, while additional common-area laundry facilities are also available in the building. No need to find the snow brush, because this unit comes with an assigned covered parking space and a separate storage locker. Enjoy enhanced privacy and sound attenuation thanks to the building's concrete construction and NO POST-TENSION cables!. What's more, security cameras throughout the building for piece of mind. Residents also have access to a party room for gatherings, bike storage, and an assigned storage locker with a built-in tire storage rack. Conveniently located in Beltline, this home puts you at the centre of amenities, making commuting and walking throughout Calgary easy without relying on a car. 17th Avenue is also within walking distance, with a wide selection of restaurants, cafes, sho...

Living room 13.58 Ft x 11.17 Ft
Kitchen 10.58 Ft x 7.42 Ft
Dining room 9.75 Ft x 7.42 Ft
Primary Bedroom 10.92 Ft x 10.50 Ft
Bedroom 11.00 Ft x 9.92 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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