

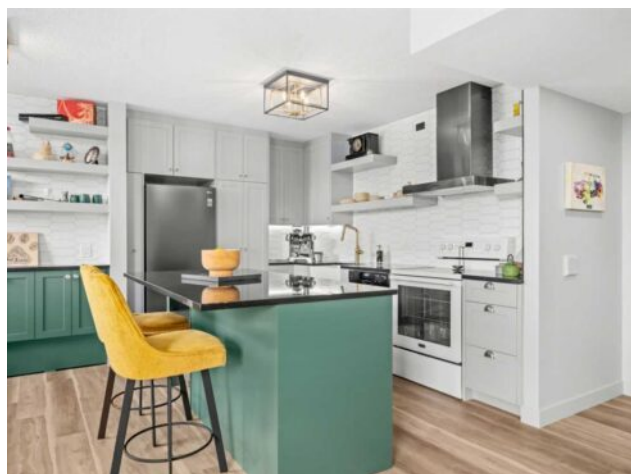


GRASSROOTS
REALTY GROUP

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704, 1202 13 Avenue SW
Calgary, Alberta

MLS # A2306211



\$220,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	644 sq.ft.	Age:	1981 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 803
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MHX
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Hood Fan

This top-floor unit in The Grapevine is one you don't see come up often—and the city views up here are actually worth talking about. You're right in the heart of the Beltline, just steps to 17th Ave, great restaurants, coffee spots, shopping, parks, and bike paths. It's one of those locations where you can really lean into the lifestyle. Inside, it just feels a step above what you typically find at this price point. The space is bright and open, with large windows and skylights that are unique to the top floor—but what really sets it apart is the exposure. It's south-facing, and you're not staring directly into another building, so you actually get open, usable views. It brings in a ton of natural light and gives the whole space a more airy, spacious feel. And being on the top floor, the added bonus here is air conditioning—something you'll definitely appreciate in the summer. The kitchen has been thoughtfully upgraded over time with custom cabinetry, a built-in pantry and spice rack, granite countertops, full-height backsplash, a farmhouse sink, and a functional island with extra storage and under-cabinet lighting. The living room carries that same feel with custom built-ins and a feature wine wall that adds a bit of personality. From there, a barn door leads into a generously sized bedroom with a feature wall and California Closets. The bathroom has also been nicely finished with a more open feel, raised ceiling height, a floating vanity with granite, updated fixtures, a walk-in shower, and tile throughout. The in-suite washer and dryer are tucked in here as well, plus there's additional storage near the front entry. You've got your own underground parking stall, and the condo fees cover everything except electricity. Overall, it's a top-floor unit that genuinely feels brighter, more open, and more refined than most in

this range—with views you can actually enjoy and a location that’s hard to beat.