



GRASSROOTS
REALTY GROUP

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102, 1328 13 Avenue SW
Calgary, Alberta

MLS # A2313253



\$249,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	773 sq.ft.	Age:	1967 (59 yrs old)
Beds:	2	Baths:	1
Garage:	Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 651
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

Located on a quiet, tree lined street in the heart of Calgary's sought after Beltline community, this beautifully renovated 2 bedroom main floor end unit offers exceptional inner city living just moments from the restaurants, caf  s, boutiques, and everyday amenities of 17th Avenue. The bright open concept layout is both functional and inviting, featuring vinyl plank flooring throughout and a modern white kitchen with sleek granite countertops, stainless steel appliances, plenty of cabinet space, and a convenient breakfast bar. The spacious living and dining areas are ideal for entertaining or relaxing, with patio doors leading to an oversized south facing balcony that provides excellent natural light and extra outdoor living space. The primary bedroom includes a large closet with built-in shelving, while the second bedroom offers great flexibility as a guest room, home office, or den. The unit also features in-suite laundry with a new washer and dryer, new blinds, a separate storage locker, and an oversized outdoor parking stall large enough to accommodate two vehicles. Residents of the well-maintained and secure Newhaven complex also enjoy excellent building amenities, including a party room, bike storage room, coin laundry facilities, and convenient garbage chutes located on every floor. This exceptional condo offers outstanding value and urban convenience.