



GRASSROOTS
REALTY GROUP

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503, 1328 13 Avenue SW
Calgary, Alberta

MLS # A2320131



\$200,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	557 sq.ft.	Age:	1967 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Covered, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 474
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Quartz Counters, Storage		

Inclusions: N/A

Affordable inner city living in the heart of Calgary's Beltline. This updated 1 bedroom, 1 bathroom condo offers exceptional value for first time buyers, young professionals, or investors looking to secure a well located property at an attractive price point. Featuring newer flooring, updated lighting, and a bright, functional layout, the home is move in ready and easy to enjoy. The kitchen is equipped with a stainless steel refrigerator, stainless steel range with microwave hood fan, and ample cabinet space, while the spacious living area provides plenty of room to relax or entertain. The generously sized primary bedroom offers excellent space for a full bedroom setup and features a large closet for practical everyday storage. One of the standout features of the home is the massive south facing balcony, providing an ideal outdoor retreat with plenty of sunshine. Practical features add to the appeal, including an in suite washing machine, a separate storage locker, covered assigned parking stall, secure bicycle storage, and convenient common laundry facilities within the building. The well maintained and professionally managed complex provides peace of mind for both owners and investors alike. Located on a quiet tree lined street in one of Calgary's most walkable neighbourhoods, you'll be just steps from the restaurants, cafés, boutiques, and nightlife of 17th Avenue, while downtown, parks, pathways, and transit are all within easy reach. Whether you're looking to break into the market, simplify your lifestyle, or add a solid rental property to your portfolio, this is an opportunity to own in a highly desirable inner city location for just \$200,000.