



GRASSROOTS
REALTY GROUP

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502, 1123 13 Avenue SW
Calgary, Alberta

MLS # A2322168



\$199,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	600 sq.ft.	Age:	1971 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: 2 in 1 Washer/Dryer

Convenience, style, and downtown views you can't pass up! Everything you need is within walking distance of the Executive Estates building, from pubs and coffee shops to essentials such as grocery stores, pharmacies, and office spaces. Whether you're looking for an investment property or your first home, this functional 1-bedroom, 1-bathroom unit may be the perfect fit. Unit #502 is filled with amazing natural light that pours through the living room's bay windows and illuminates the entire suite. Step onto the enclosed balcony and take in the stunning downtown views from the 5th floor. The kitchen features granite countertops, ample workspace, and full-sized appliances. Best of all, the suite includes a convenient in-suite 2-in-1 laundry unit located in the front closet. Within the building, you'll find a variety of amenities, including common laundry facilities (if needed), a garbage chute, assigned storage, bike storage, two elevators, and a seating area in the lobby. As you tour this home, you'll immediately notice how meticulously it has been maintained. True pride of ownership is evident throughout, resulting in a clean, well-cared-for home that stands out from the rest. (Please note that the baseboard heating valves were replaced in 2024.) Condos in such exceptional condition don't come up often. Don't miss your opportunity to make this home yours!