

401, 525 13 Avenue SW
Calgary, Alberta

MLS # A2164889



\$199,000

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|------------------|--------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment | | |
| Size: | 562 sq.ft. | Age: | 1968 (56 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Assigned, Covered, Enclosed, Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|----------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 505 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | CC-MH |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s) | | |

Inclusions: N/A

Fantastic opportunity to own in Wexford Place! This lovely 1 bedroom + 1 bath condo includes an assigned COVERED and secure parking stall and a storage locker. Situated on the 4th floor, you'll love the fantastic skyline views while sipping coffee on your covered balcony. This unit has been freshly painted and features IN-SUITE laundry! Walking inside, you'll love that the bedroom and bathroom are nicely separated from the living space. The galley kitchen is a functional design with plenty of counter space. The dining area is adorned with a large window that brings in natural light + the large living room is generously sized. Condo fees include all utilities except for electricity. No dogs are permitted in this complex, however cats are ok with board approval.