

505, 525 13 Avenue SW  
Calgary, Alberta

MLS # A2172053



\$220,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	574 sq.ft.	Age:	1968 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Quartz Counters, Wood Windows		

Inclusions: All window coverings

Stylish 5th Floor Condo in trendy Downtown Beltline! Discover this beautiful and affordable condo located on the 5th floor of a well-maintained concrete building, designed to meet all your needs. This attractive unit features a spacious bedroom and a modern, versatile open-concept living space, perfect for both relaxation and entertaining. Enjoy the convenience of in-suite laundry, fresh neutral paint throughout, and an assigned parking stall, along with a designated storage room. The building includes an elevator and a bicycle rack, offering both durability and ease of access. The location is unbeatable, just steps away from the lively 17th Avenue. You'll be within walking distance of some of the city's best restaurants, trendy caf  s, boutique shops, and vibrant nightlife. Additionally, prestigious schools, green parks, and excellent public transport options are close by, making this condo ideal for professionals, students, or anyone looking to embrace urban living. Whether you're seeking comfort, style, or convenience, this condo has it all in one of Calgary's most desirable neighborhoods. Don't miss this fantastic opportunity to make it yours!