

303, 1736 13 Avenue SW  
Calgary, Alberta

MLS # A2172751



**\$235,000**

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	502 sq.ft.	<b>Age:</b>	1962 (62 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 476
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, French Door, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Storage, Track Lighting		
<b>Inclusions:</b>	N/A		

Welcome to this charming top-floor, one-bedroom condo in the highly sought-after neighborhood of Sunalta. Available for immediate possession, this unit is perfect for a first-time homebuyer or as an investment property. As you step inside, you're greeted by a warm, neutral color palette and an open-concept living and kitchen area. The space features hardwood floors, stainless steel appliances, and granite countertops. A large, north-facing balcony offers a serene spot to enjoy your morning coffee. The spacious primary bedroom is ideal for a working professional, with ample room for a king-sized bed and two generous closets. The four-piece bathroom is elegantly finished, rounding out the interior features. Building amenities include secure storage, and this unit comes with a designated parking stall at the rear of the building. With Sunalta's trendy shops, restaurants, coffee spots, and pubs just around the corner, you'll have everything you need within walking distance. Don't miss out—contact your Realtor today to schedule a private showing!