

203, 215 13 Avenue SW  
Calgary, Alberta

MLS # A2199559



## \$415,000

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	863 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Street Lighting, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 751
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

You cannot beat the location of this exceptional 2 bedroom, 2 bathroom condo with an extensive private west facing terrace, downtown and park views in the heart of Victoria Park/Beltline. This unit features a fantastic floorplan with the bedrooms separated by the living room, great for guests or roommates plus this is one of the only units with its own 282 sqft west facing private terrace overlooking the greenspace. Enjoy Calgary's amazing summers testing out your green thumb or hosting your friends on your private patio. The kitchen is complete with granite counters, new french door fridge & dishwasher, an island overlooking the main living area plus a built-in flex area for a home office, pantry or cocktail bar. This unit also features air conditioning, floor to ceiling windows throughout which allow for tons of natural light throughout and amazing downtown views! The spacious master bedroom is complete with walk-in closet and private 3-piece ensuite. The 2nd bedroom overlooks the large patio with a cheater ensuite. This unit is quick access to the elevator and comes complete with a large oversized storage locker on the same floor as the unit, as well as a corner oversized underground titled parking spot. Other upgrades include newer bright & modern vinyl plank flooring. This location is hard to beat on the corner of 1st St amenities, Haultain Park to take your 4 legged friend, as well as tennis courts and a playground. Or you can take a quick walk to work in the core, dine in the East Village and shop along 17th Avenue SW.