

802, 1334 13 Avenue SW
Calgary, Alberta

MLS # A2193540

\$299,900

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|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-High-Rise (5+) | | |
| Size: | 865 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parkade, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Natural Gas, Radiant | Water: | - |
| Floors: | Carpet, Cork, Linoleum | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 693 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | CC-MH |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Storage | | |

Inclusions: none

Spacious end unit in move in condition. This two bedroom condominium is bright and sunny SE corner, - The location of the Huntsman building is ideal for people wanting to capitalize by living in the Beltline district. The updates included with this condominium are cork flooring in the living and dining room, appliances paint and decor. There is secure underground parking, in suite laundry, in suite storage, window unit air conditioning and an added bonus with this unit is the fully enclosed balcony for year round enjoyment. Great location just 4 blocks from the Sunalta C-Train station and has a bus stop right outside the building, transit will not be an issue. Great opportunity to purchase a large unit in a well established building.