

\$159,900 - 106, 1328 13 Avenue Sw, Calgary

MLS® #A2266686

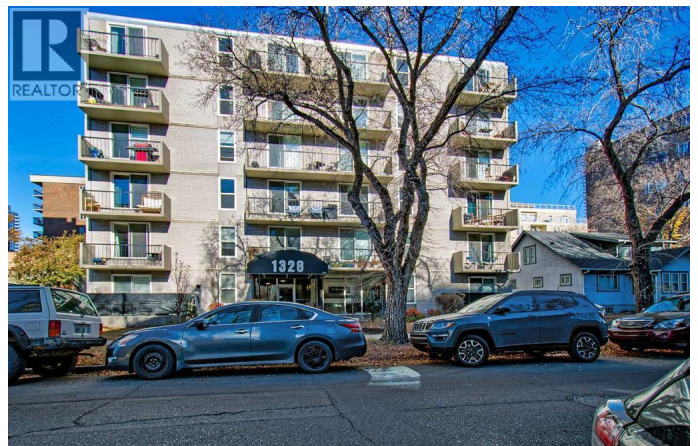
\$159,900

1 Bedroom, 1.00 Bathroom, 553 sqft
Single Family

Beltline, Calgary, Alberta

CHECK THIS ONE OUT!! Great Opportunity in Vibrant Beltline Neighbourhood. NEWHAVEN IS A SECURE AND WELL MAINTAINED BUILDING WITH ON-SITE MANAGEMENT.

The Building Is Situated on A Mature Tree Lined Street in Close Proximity To Urban Conveniences, Shops, And A Multitude of Amenities, Close To Public Transportation and Ever So Much More. This Main Floor Unit Has One Good Size Bedroom, 4 Pc Bath Plus Small Storage and Features an Open Plan, With Two Patio Doors Opening to a Large (24' 7"x 12' 1") North Facing Balcony on Quiet Side of Building. Renovation Potential to Add Your Own Tastes to This Unit. YOUR OWN ASSIGNED OUTSIDE PARKING STALL #6 Located at Rear of Building with Alley Access. No Parking Permit Required. Unit Has an Assigned Storage Locker #106 In Basement. THIS IS A CONCRETE BUILDING, NO POST TENSION CABLES, Secured Bike Storage Rooms and a Common Laundry Room In Basement of The Building. BUILDING HAS ELEVATOR AND A GARBAGE CHUTE ON EVERY FLOOR. Newer Vinyl Windows Installed Within the Last Two Years Throughout the Building. Pet Friendly With Condo Board Approval. (NO SHORT-TERM RENTALS ALLOWED). This Unit Is a Rare Find, Combining Style, Space and Location. THIS PROPERTY ALSO PRESENTS AN OUTSTANDING INVESTMENT OPPORTUNITY DUE TO IT'S PRIME LOCATION AND EASE FOR RENTAL.



DON­T MISS THIS ONE!! (id:6289)

Built in 1967

Essential Information

Listing #	A2266686
Price	\$159,900
Bedrooms	1
Bathrooms	1.00
Square Footage	553
Year Built	1967
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	106, 1328 13 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T3C0T3

Amenities

Amenities	Park, Playground, Schools, Shopping, Laundry Facility
Features	No Animal Home
Parking Spaces	1
Parking	Other

Interior

Appliances	Refrigerator, Stove
Heating	Natural gas Baseboard heaters, Hot Water
Cooling	None
# of Stories	6

Exterior

Exterior	Brick, Concrete
Construction	Poured concrete
Foundation	Poured Concrete

Listing Details

Listing Office

CIR Realty



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