



## 304, 1213 13 Avenue SW, Calgary, Alberta - \$198,000



Main Photo

### Property Description

Welcome to Unit 304 in this quiet building nestled in the heart of Calgary's vibrant Beltline, with assigned secure PARKING & STORAGE! This perfectly-maintained 1 Bedroom Condo offers an ideal blend of comfort, convenience, and walkability. Inside, you'll find a tiled Entryway with ample closet space, flowing into an updated Kitchen that is perfectly-equipped with newer cabinets. The Dining Room is tucked just off the Kitchen, and could easily serve as a bright Home Office space. A spacious Living Room steps out onto the private EAST-FACING BALCONY through a sliding glass door, perfect for your morning coffee. The generously sized Bedroom fits a king-sized bed, while the 4-pc Bath features practical lino flooring,



abundant built-in storage, and a soaker tub / shower. Manor House offers some unbeatable building perks, including: free laundry with sinks on every floor, an elevator, garbage chute, recycling, pet friendly (with some restrictions), and in addition to your assigned covered parking stall & storage unit - there's secure bike storage! Your condo fees cover just about everything: heat, water, electricity, building insurance, management, and common area maintenance - making budgeting a breeze. You'll also appreciate the peace and privacy that comes from being tucked away on a quieter street, yet just minutes from the buzz of 17th Avenue, Co-op, Tim Hortons, Circle K, and the C-Train, all within a 10 minute walk. With all the right features in an unbeatable location, this unit won't last long - book your showing today!

## REALTOR Referral

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