706, 1312 13 Avenue SW
Calgary, Alberta

MLS # A2233330

$239,900

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Penthouse
Size:	832 sq.ft.
Age:	1969 (56 yrs old)
Beds:	2
Baths:	1
Garage:	Stall
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Boiler, Central, Hot Water	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	Membrane	**Condo Fee:**	$ 693
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	CC-MH
Foundation:	-	**Utilities:**	-
Features:	Kitchen Island, Vinyl Windows		

Inclusions: N/A

Live the Urban Dream: Top Floor Beltline Condo! Discover exceptional urban living in this 831 sq ft, 2-bedroom, 1-bath corner unit at Lancaster Gate. 7th-floor corner unit in Calgary's vibrant Beltline. This prime location means you're walking distance to 17th Avenue, the C-Train, and downtown, offering an incredible lifestyle often cheaper than renting! This well maintained condo features maple cabinets, laminate flooring throughout, and in-suite laundry. This building was a full condo conversion in 2007 and the active condo board ensures continuous improvement, with new windows and roof installed in 2024. Plus, your condo fees include electricity! Don't miss this opportunity for exceptional value in a fantastic location with a dedicated rear parking stall. Priced well below city assessed value!!