

306, 1123 13 Avenue SW
Calgary, Alberta

MLS # A2284333



\$325,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	900 sq.ft.	Age:	1971 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Tar/Gravel
Basement:	None
Exterior:	Brick, Concrete
Foundation:	Poured Concrete
Features:	Breakfast Bar, Open Floorplan, Stone Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 632
LLD:	-
Zoning:	CC-MH
Utilities:	-

Inclusions: N/A

Low-maintenance condo living comes together with an unbeatable inner-city location in this multi-level, 2 bedroom end unit within the well-managed Executive Estates building. Set directly across from Connaught Park and just moments from Calgary's most energetic entertainment district, everyday life here is surrounded by nightlife, dining, pubs, caf  s and an ever-changing mix of local shops. Inside, updated flooring anchors an open and light-filled layout designed to feel spacious and welcoming. The living area is wrapped in a full wall of windows that capture abundant natural light and open onto a sunny south and west facing balcony, extending the living space outdoors. The galley-style kitchen is thoughtfully arranged for both function and flow, featuring stone countertops, full-height cabinetry and a breakfast bar that connects seamlessly with the living room, while the adjacent dining area offers additional space for meals and gatherings. Upstairs, 2 bright and generously sized bedrooms are paired with a full 4-piece bathroom finished with updated stone countertops. In-suite laundry, heated underground parking and a dedicated storage locker add everyday practicality and convenience. The building's fun and stylish lobby creates a polished first impression and reflects the pride of ownership throughout. Walk or bike downtown, access the river pathways with ease, or enjoy a relaxed stroll along 17th Avenue's award-winning restaurants and caf  s, all before returning home to a quiet, secure building. An ideal opportunity to move in and enjoy vibrant urban living with comfort and ease.