

306, 1123 13 Avenue SW  
Calgary, Alberta

MLS # A2284333



## \$289,999

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

**Heating:** Baseboard, Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Tar/Gravel

**Condo Fee:** \$ 632

**Basement:** None

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** CC-MH

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Open Floorplan, Stone Counters, Storage

**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, cafés 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 cafés, all before returning home to a quiet, secure building. An ideal opportunity to move in and enjoy vibrant urban living with comfort and ease.