

401, 525 13 Avenue SW  
Calgary, Alberta

MLS # A2164889



**\$199,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	562 sq.ft.	<b>Age:</b>	1968 (56 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Covered, Enclosed, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 505
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** N/A

Fantastic opportunity to own in Wexford Place! This lovely 1 bedroom + 1 bath condo includes an assigned COVERED and secure parking stall and a storage locker. Situated on the 4th floor, you'll love the fantastic skyline views while sipping coffee on your covered balcony. This unit has been freshly painted and features IN-SUITE laundry! Walking inside, you'll love that the bedroom and bathroom are nicely separated from the living space. The galley kitchen is a functional design with plenty of counter space. The dining area is adorned with a large window that brings in natural light + the large living room is generously sized. Condo fees include all utilities except for electricity. No dogs are permitted in this complex, however cats are ok with board approval.