

305, 525 13 Avenue SW
Calgary, Alberta

MLS # A2207716



\$210,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	573 sq.ft.	Age:	1968 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Elevator, Kitchen Island, Quartz Counters, Storage		

Inclusions: N/A

Step into this beautifully updated third-floor condo in Wexford Place, offering a stylish and move-in-ready space in the heart of the Beltline. Upon entry, you're welcomed by fresh paint, hard flooring throughout, and a custom entry closet with built-in storage solutions and a bench for added convenience. The open-concept layout is perfect for entertaining, with a newly updated kitchen featuring a modern oak peninsula, sleek quartz countertops, upgraded hardware, and a stylish new faucet. Natural light fills the spacious living area, creating a warm and inviting atmosphere. The generously sized bedroom is thoughtfully separated from the main living space for added privacy, while a well-appointed bathroom and the convenience of in-suite laundry completes the interior. Enjoy an assigned parking stall, a storage locker, and access to a bike storage room. Ideally situated just steps from 17th Avenue, this well-maintained concrete building places you within walking distance of Calgary's best restaurants, caf  s, boutique shops, and nightlife. Affordable condo fees include your water/sewer and heat, and while dogs are not permitted in this 18+ building, cats are welcome with board approval. Don't miss out—book your showing today!