



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

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**403, 220 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2270727**



**\$299,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	870 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 693
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Laminate Counters, Storage		

**Inclusions:** N/A

Welcome Home to Park Estates! This 2 bedroom unit is perfect for first time buyer and investors. With 869 sq ft of living space, the layout of this unit provides enough space for comfortable everyday living. The main living area is large enough for an L-Shape sofa and has a flex area for dining or office space. The kitchen is well appointed with full size appliances, breakfast bar and plenty of storage. Both bedrooms provide ample storage and bright natural light from the south facing windows. A renovated 4pc bath & in suite laundry with storage complete this unit. The windows were upgraded in the last 3 years and there are new counter-tops and floors throughout. The oversized south facing covered balcony offers views of Haultain Park. Amenities include, assigned covered parking, secure bike storage, coin laundry, fitness centre, sauna and large common area terrace. Situated in a neighbourhood rich with community, dining and nightlife! Right out your front door are the restaurants and pubs of 1st St SW, from 1st Street Market to a more refine Ten Foot Henry. Walking distance to the amenities, patios and nightlife of 17th Ave & 4 St SW. If that's not enough, save the hassle of rush hour and walk to Downtown. Convenient access to transit, MNP Community & Sport Centre & Macleod Tr SE. Quick Access to University of Calgary and Mount Royal University as well as Stampede Park & the new BMO Event Centre.