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**Century 21 Bamber Realty Ltd**  
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#206 1213 13 AV SW, Beltline, Calgary, Alberta, T3C 0T2, Canada

MLS®# C4229774



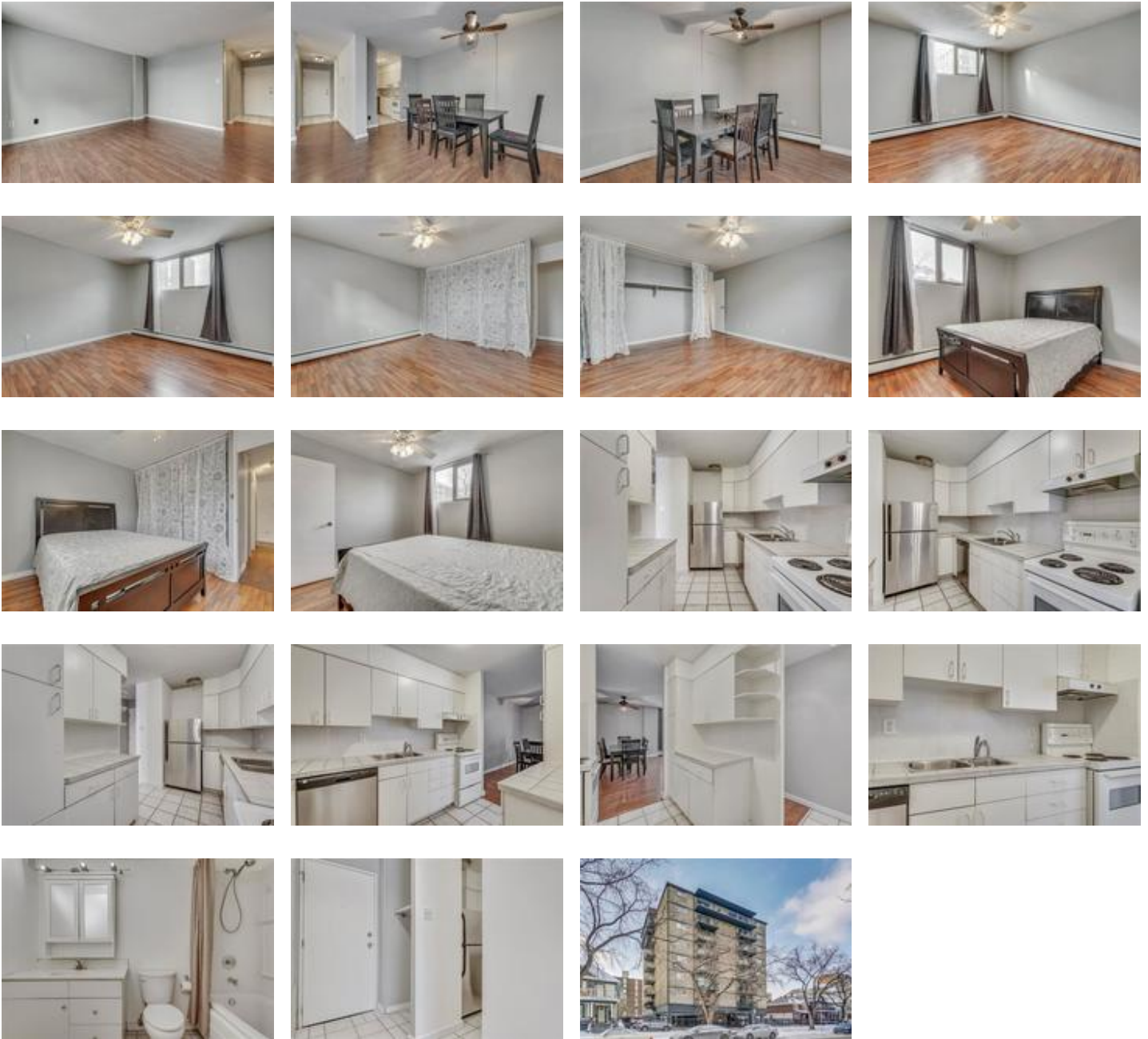
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Property Value	\$199,900
Type	Condo
Style	Single Level Unit
Parking	Stall, Parkade
Year Built	1970
Living Area	865 sq.ft.
Bedrooms	2
Bathroom	1 full
Maintenance Fee	\$488.00

## Description

10k price drop!! Pet friendly 2 bedroom 1 bathroom unit in one of the best managed buildings in the Beltline. At 865 sq ft this spacious sunny south facing is the perfect place to move in and add you own personal touch. This unit comes complete with an oversized master bedroom as well as large 2nd bed and 4 piece bath. Close to grocery stores, dog parks, transportation, 17th Ave and all things in between you will love living in this location. The building has also completed all the major capital expenses (windows & patio doors, elevator, balconies, boiler, roof etc) plus condo fees have been reduced in the last 2 years due to the buildings great management which is a value add and piece of mind to the new owner. This unit also comes with one secured/gated parking spot, as well as there is laundry facilities on every floor, however laundry can be added into the unit. Unlike many buildings in the area, this building is not post tension cable and the condo fees include electricity.





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