

\$625,000 - 2203, 135 13 Avenue Sw, Calgary

MLS® #A2074542

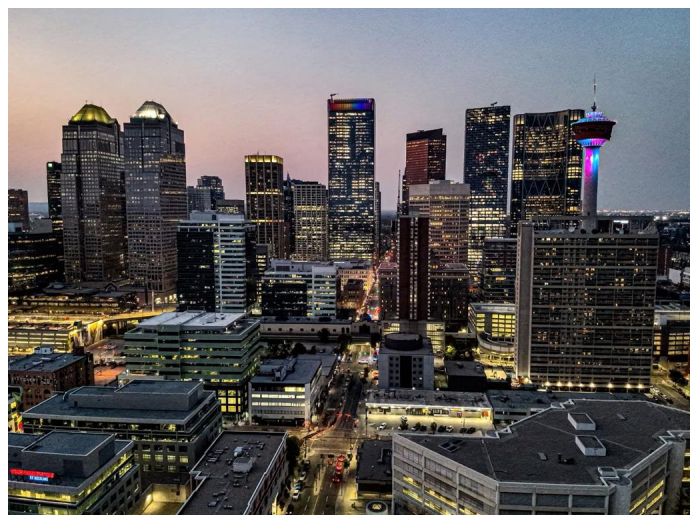
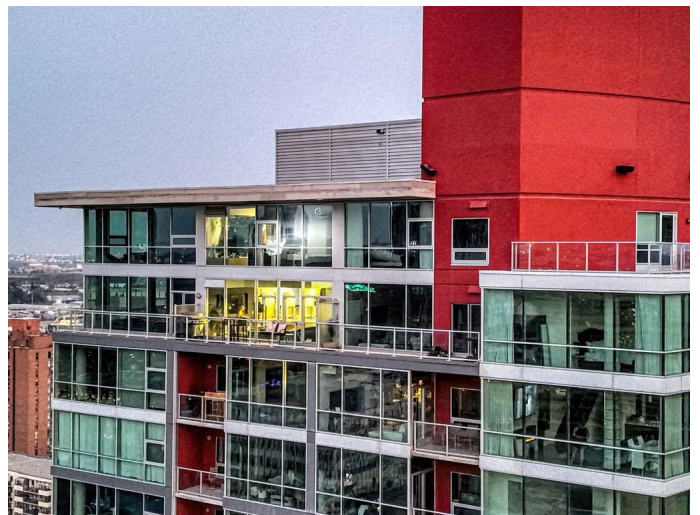
\$625,000

2 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

PENTHOUSE with a MILLION DOLLAR VIEW!
WELCOME HOME to this RARE 2 Storey PENTHOUSE with an UNOBSTRUCTED VIEWS of the CALGARY TOWER and the AMAZING CALGARY Skyline on the 22nd and 23rd FLOOR in the COLOURS by BATTISTELLA BUILDING! This impressive Open Floor Plan with Wall to Wall Windows Spanning the Length of each Floors will make you feel Like you are On Top of the World! The Main Floor Features an Open Floor Plan with a Large Kitchen, Dining Room and Living Room PLUS a 23 Foot Balcony which will make Entertaining your Friends and Family the Talk of the Town! The Kitchen has a Large Island and Stainless Steel Appliances and Quartz Countertops! The Main Floor Guest Bath includes a Tub and Shower and a Large Walk-in Storage Room Closet complete this Floor. Upstairs you will Love your Primary Bedroom which comes with a large Walk-in Closet and a 4 Pc Ensuite includes a Soaker Tub and Custom Shower. The Upper Level also Boasts a 2nd Bedroom Perfect for Guests or a Home Office, Laundry Room and additional Entrance on the 23rd Floor. This unit comes with a Title Heated, Secure Parking Spot of +P2 Level. Perfectly Situated Downtown within Walking Distance to the Saddledome to enjoy Hockey Games and Concerts, 17th Ave to experience all the Great Restaurants Calgary has to offer such as Porch, Una, Lulu's and more! Your Dream Awaits! Call today for a Private Tour and



WELCOME HOME! Check out the Virtual Tour!

Built in 2008

Essential Information

MLS® #	A2074542
Price	\$625,000
Sold Price	\$621,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Sold

Community Information

Address	2203, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0W8

Amenities

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard

Cooling	Central Air
# of Stories	23

Exterior

Exterior Features	None
Roof	Tar/Gravel
Construction	Concrete

Additional Information

Date Listed	August 18th, 2023
Date Sold	October 21st, 2023
Days on Market	64
Zoning	CC-COR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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