

\$355,000 - 405, 1235 13 Avenue Sw, Calgary

MLS® #A2083622

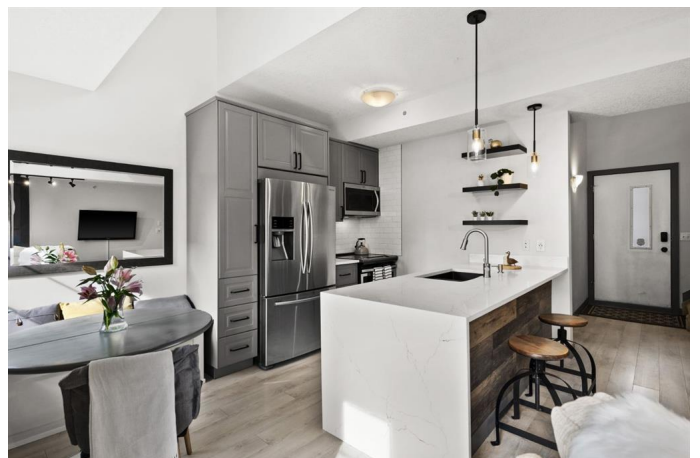
\$355,000

2 Bedroom, 1.00 Bathroom, 905 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

A rare, two-storey penthouse located in the heart of the Beltline featuring two bedrooms and two patio spaces. As you step inside this stylish unit you are greeted by tall ceilings that lead up to the lofted floor above, allowing for an abundance of natural light throughout. The unit is anchored by a cozy living room with a gas fireplace at the heart of this open and practical floorplan. The recently renovated kitchen includes quartz countertops with a waterfall edge, stainless steel appliances, updated cabinetry, built-in banquette seating, funky closet doors throughout, and new laminate flooring on the main (completed in 2018). The main floor also offers two bedrooms, with the master attached to a walkthrough renovated bathroom and in-suite laundry room. There is also storage under the stairs to tuck away items and a full patio on the main level great for a barbecue. As you head upstairs you are greeted by a versatile loft space perfect for an at-home office or second living area. The upstairs patio is a real gem in this home, offering over 100 square feet of outdoor space, the perfect retreat to relax that is unique to only the penthouse units. The unit also comes with one titled underground parking stall. Only steps away from every convenience downtown Calgary has to offer from the shops and restaurants on 17th Avenue to the business core. This beautifully upgraded condo has been running as a successful AIRBNB and would make a great home for any downtown dweller.



Built in 2002

Essential Information

MLS® #	A2083622
Price	\$355,000
Sold Price	\$340,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	905
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Sold

Community Information

Address	405, 1235 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T2

Amenities

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

Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None, Window Unit(s)
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
# of Stories	5
Basement	None

Exterior

Exterior Features	Courtyard, Storage, Uncovered Courtyard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2023
Date Sold	October 19th, 2023
Days on Market	21
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	SOTHEBY'S INTERNATIONAL REALTY CANADA
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