

\$349,900 - 1707, 135 13 Avenue Sw, Calgary

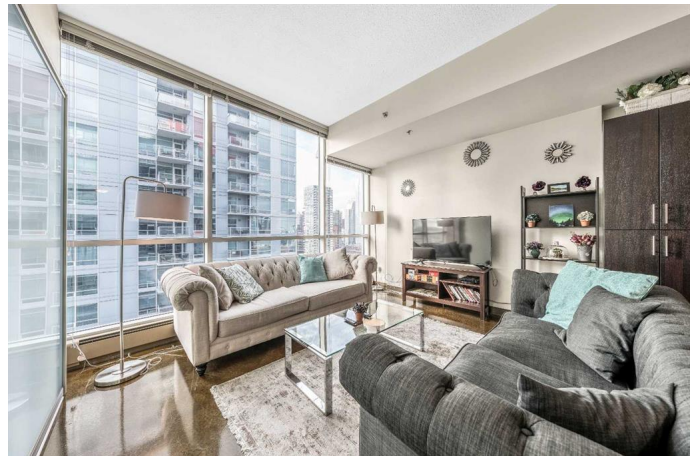
MLS® #A2088696

\$349,900

2 Bedroom, 1.00 Bathroom, 654 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to urban living at its finest! This 2 bed, 1 bath turnkey residence or Airbnb offers the perfect blend of comfort, convenience, and style. Located in the heart of Beltline, this unit is steps away from every amenity imaginable including vibrant 17th Ave, the Core Shopping Centre, the Saddledome, parks, transit, and so much more. Step into a bright and spacious open-concept living area, featuring polished concrete floors, 9-foot ceilings, and floor-to-ceiling windows that flood the space with natural light and display mountain views on clear days. The living room is the ideal place to relax and unwind, while the adjacent dining area offers a great space to host friends and family. The modern kitchen is equipped with stainless steel appliances (including a new microwave hood fan in 2022), sleek countertops, and ample cabinet space. Whether you're a gourmet chef or just enjoy preparing simple meals, this kitchen has everything you need. The condo boasts two spacious bedrooms with generous closet space, perfect for a family, a couple, or roommates. The unit comes complete with a titled parking spot on the first underground level, in-unit laundry, central AC, a built-in desk space, and great building amenities like the outdoor promenade and bike storage. This unit has been a successful Airbnb for the past 2+ years with over 100 reviews and all furniture and Airbnb amenities (e.g., August lock, cutlery, knick knacks) are included, if desired. The condo fees of this unit are some



of the lowest in the building, making it the perfect opportunity to expand your portfolio or experience downtown living, whether you're a professional, a small family, or someone looking for a stylish urban retreat. Book your showing today!

Built in 2008

Essential Information

MLS® #	A2088696
Price	\$349,900
Sold Price	\$365,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	654
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1707, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0W8

Amenities

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

Interior

Interior Features	High Ceilings, Open Floorplan
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Appliances	Dishwasher, Microwave, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer/Dryer
Heating	Baseboard
Cooling	Central Air
# of Stories	22

Exterior

Exterior Features	None
Construction	Concrete

Additional Information

Date Listed	October 24th, 2023
Date Sold	November 6th, 2023
Days on Market	13
Zoning	CC-COR
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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