

\$269,900 - 801, 1334 13 Avenue Sw, Calgary

MLS® #A2091965

\$269,900

2 Bedroom, 1.00 Bathroom, 932 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Who will be the lucky buyer of this spacious and beautiful 2 bedroom 8th floor condo in The Huntsman? Offering a vast variety of amenities and conveniently located near downtown Calgary, this condo features floor to ceiling windows allowing you to soak up all the sun from the East facing exposure. Being a corner unit provides a 3 direction view of the long horizon from various windows, making the interior feel even more spacious. Large 931 sq ft open floorplan, air conditioning system, tall 9 ft high ceilings, elegant oak cabinets in the kitchen and bathroom, laminate and tile flooring throughout. Two good sized bedrooms, both with ample closet space, 4 pc bath has a cheater door that can be accessed from the primary bedroom. Relax in your private enclosed balcony / sunroom year-round, also the perfect place for your plants to thrive! In-suite laundry, underground parking stall has plug for winter, and separate storage locker is included for your convenience. The Huntsman is a professionally managed, pet friendly (with board approval) building, with a range of amenities, including a gym, sauna, tennis courts, a pickleball court, a rooftop terrace, and a community garden. Upgrades done in recent years include new elevators and an updated lobby. Situated within walking distance of downtown Calgary, a few blocks from the river for jogging, and a few blocks from 17 Ave shopping and dining. With easy access to various amenities and attractions,



and recreational opportunities, this unit has the comfortable and convenient lifestyle that you seek.

Built in 1980

Essential Information

MLS® #	A2091965
Price	\$269,900
Sold Price	\$275,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	932
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	801, 1334 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3S2

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Racquet Courts, Sauna, Secured Parking, Storage
Parking Spaces	1
Parking	Plug-In, Secured, Stall, Underground

Interior

Interior Features	High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer

Heating	Baseboard
Cooling	Window Unit(s)
# of Stories	12

Exterior

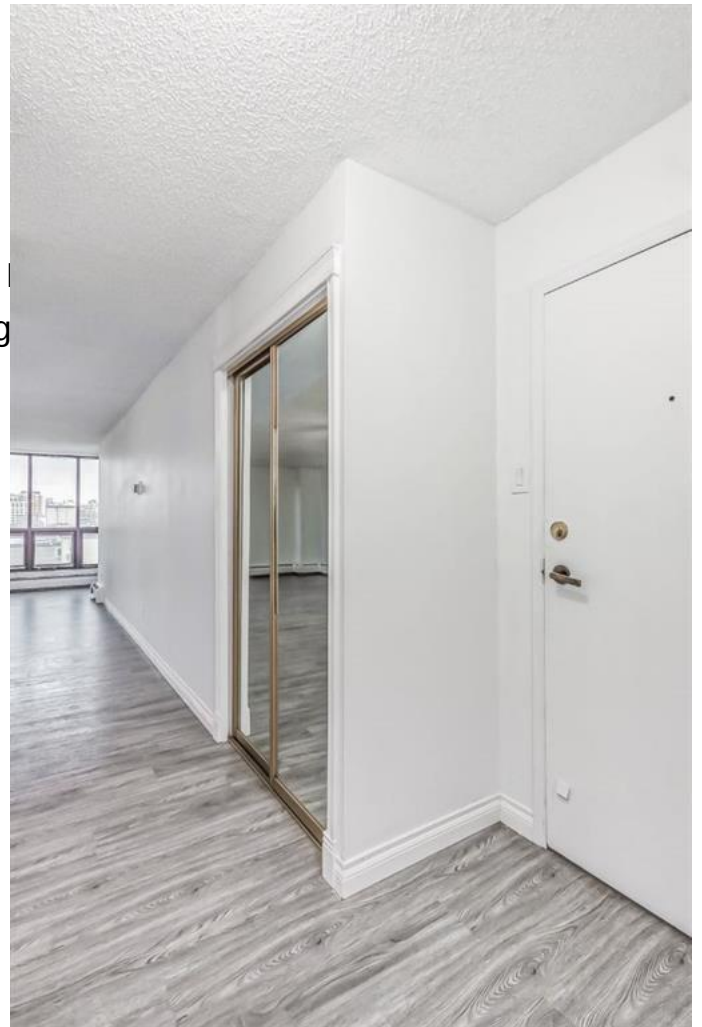
Exterior Features	Barbecue, Basketball Court, I
Construction	Brick, Concrete, Metal Siding

Additional Information

Date Listed	November 7th, 2023
Date Sold	November 21st, 2023
Days on Market	14
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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