

\$300,000 - 308, 1235 13 Avenue Sw, Calgary

MLS® #A2115932

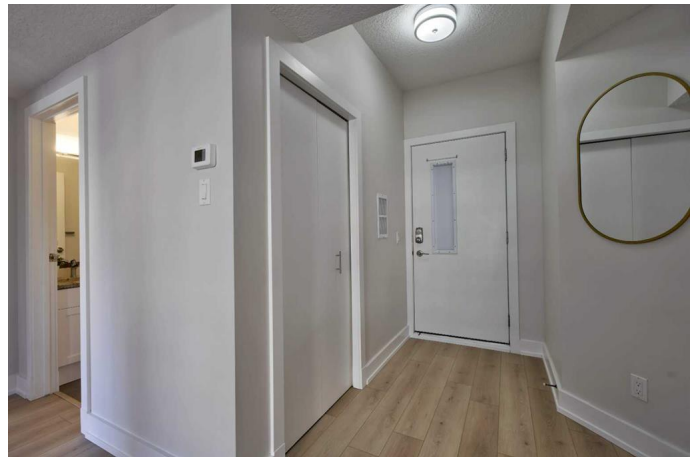
\$300,000

2 Bedroom, 2.00 Bathroom, 674 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this recently renovated 2-bedroom, 2-bathroom condo in City Jardin, nestled in Calgary's vibrant Beltline district on a picturesque tree lined street. Boasting a prime location, this property offers the epitome of urban living with convenient access to shops, restaurants, parks, and entertainment options. This condo features a generous layout with two bedrooms and two bathrooms, offering ample space for comfortable living. The open-concept design creates a seamless flow between the kitchen, dining, and living area. Recently painted in crisp white, the kitchen exudes modern elegance and functionality. It serves as the heart of the home with a large island, perfect for culinary adventures and entertaining guests. The master bedroom is notably spacious, providing a relaxing sanctuary to unwind after a long day featuring a walk through closet and private 4 piece ensuite. Perfect for a home office or guest room, the second bedroom offers flexibility to suit your lifestyle needs. Premium Upgrades: Solid wood interior doors, brand new laminate flooring throughout enhances the aesthetic appeal and durability of the space, new light fixtures, new thermostat, new shower heads, new smoke detector. Upgraded solid pine baseboards and door trim, upgraded granite countertops throughout, custom blinds top down/bottom up for customization, replaced fireplace glass and refreshed surround. Private west facing balcony with a gas line to enjoy those summer nights. In



suite laundry. Benefit from titled underground parking and a sizable private storage shed, providing convenience and peace of mind for your vehicles and belongings. Ideal for those looking to capitalize on additional income streams, this building allows for Airbnb rentals, offering potential for extra revenue. Building is Pet Friendly with board approval. Building features a center courtyard, elevator for ease of access, bike rack storage & 5 Visitor Stalls. Don't miss the opportunity to make this Beltline condo your new home. Experience the best of Calgary living in a beautifully renovated space that combines style, comfort, and convenience. Schedule a viewing today to see all that this exceptional property has to offer.

Built in 2002

Essential Information

MLS® #	A2115932
Price	\$300,000
Sold Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	674
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	308, 1235 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3C 0T2
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Amenities

Amenities	Bicycle Storage, Elevator(s), Parking
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Courtyard, Storage
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Additional Information

Date Listed	March 19th, 2024
Date Sold	March 27th, 2024
Days on Market	8
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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