

\$439,888 - 1203, 1334 13 Avenue Sw, Calgary

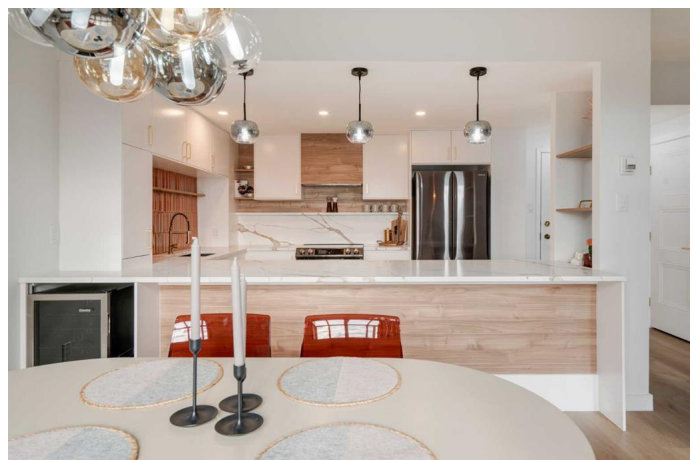
MLS® #A2117059

\$439,888

2 Bedroom, 2.00 Bathroom, 948 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your beautiful completely renovated penthouse condo nestled in the heart of Beltline! Enjoy the uninterrupted downtown views from the 12th floor of this impeccably updated 2-bedroom/1.5-bathroom haven. Ready for immediate occupancy, relish in the contemporary charm of this residence, featuring luxurious vinyl plank flooring, a sunlit conservatory, a convenient in-suite washer/dryer combo unit, and expansive windows throughout, welcoming an abundance of energizing natural light. The spacious living and dining areas seamlessly meld in an open concept, complemented by a cozy wood burning fireplace. The kitchen has undergone a chic makeover with stainless steel appliances, pristine soft-close white cabinetry, and a captivating interplay of quartz counters with artistic tile-adorned backsplash and coupled with open shelving. Indulge in the stylish conservatory for leisure, whether it's sipping wine with a good book or enjoying your morning coffee and a space for an opulent yoga practice. Two generously sized bedrooms beckon, including the bright primary suite with a built-in desk, a practical 3-piece ensuite bath, and thoughtfully designed closet organizers. The condo fee covers it all, including an assigned underground parking stall and a storage locker—effortless living at its finest! Indulge in a suite of remarkable building amenities, including a 2nd floor rooftop patio, an exercise room, a sauna, party room and more. Step outside and embrace the



sunlit days by strolling, biking, or jogging along the Bow River Pathway, tracing the scenic banks of the Bow River, Downtown, and the trendy Kensington district. A short drive lands you in the heart of Downtown, while schools, shopping, and local eateries are conveniently close, mere blocks away from Millennium Park and the lively 17 Avenue Entertainment District. Your every need is met within this urban oasis.

Built in 1980

Essential Information

MLS® #	A2117059
Price	\$439,888
Sold Price	\$434,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	948
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1203, 1334 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3S2

Amenities

Amenities	Elevator(s), Fitness Center, Laundry, Party Room, Racquet Courts, Roof Deck, Secured Parking, Storage, Trash
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Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Stone, Wood Burning
# of Stories	12

Exterior

Exterior Features	None
Construction	Brick, Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	April 5th, 2024
Days on Market	11
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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