

\$359,900 - 1201p, 1334 13 Avenue Sw, Calgary

MLS® #A2122957

\$359,900

2 Bedroom, 1.00 Bathroom, 937 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

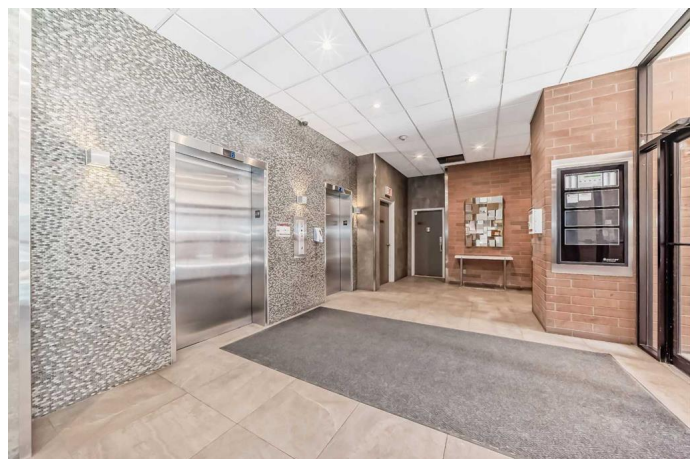
Welcome to the Huntsman, urban luxury living at its finest! This executive PENTHOUSE unit offers a rare blend of modern industrial design and unparalleled city views, all within a prime location with tons of amenities included.

Step into this 936 sqft CORNER UNIT and experience the allure of urban living. Boasting two bedrooms and one 5-piece bath, this residence features a sleek and contemporary aesthetic with 10-FOOT CEILINGS and industrial track lighting, complemented by EXPOSED CONCRETE ceilings throughout creating an INDUSTRIAL loft feel. The floor to ceiling wrap-around windows add an abundance of natural light while showcasing breathtaking VIEWS OF DOWNTOWN.

The interior exudes sophistication with grey laminate flooring, installed approximately 8 years ago, and meticulously crafted interior doors and trim. The 5-piece bath has been RENOVATED to include double sinks, quartz countertops, and a glass shower enclosure. The kitchen is a chef's delight, featuring tons of storage, white cabinets with integrated metal handles, black appliances, and tons of counter space.

Relax and unwind in the spacious living and dining areas, perfect for hosting gatherings or simply enjoying the PANORAMIC CITYSCAPE. The primary bedroom is generously sized and offers dual closets, with a convenient cheater door leading to the contemporary bathroom.

Additional highlights include IN-SUITE



LAUNDRY, 2 underground PARKING STALLS, and a SOLARIUM offering a full view of the downtown skyline.

This prestigious building also offers an array of amenities, including an exercise room, sauna, racquet court, and a 2nd-floor rooftop patio, secured underground parking providing the ultimate urban retreat.

Situated in a coveted location, residents will enjoy easy access to the Bow River pathways, vibrant Kensington, 17th Ave, and an abundance of restaurants, shops, schools, and parks.

Don't miss this opportunity to experience luxury urban living at its finest. Schedule your private showing today!

Built in 1980

Essential Information

MLS® #	A2122957
Price	\$359,900
Sold Price	\$355,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	937
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Sold

Community Information

Address	1201p, 1334 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T3C 3S2
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Amenities

Amenities	Elevator(s), Fitness Center, Gazebo, Parking, Racquet Courts, Sauna, Secured Parking, Storage
Parking Spaces	2
Parking	Parkade, Underground

Interior

Interior Features	Double Vanity, High Ceilings, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	Window Unit(s)
# of Stories	12
Basement	None

Exterior

Exterior Features	Storage, Tennis Court(s)
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	May 10th, 2024
Days on Market	22
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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