

\$329,900 - 409, 1235 13 Avenue Sw, Calgary

MLS® #A2130851

\$329,900

2 Bedroom, 2.00 Bathroom, 1,014 sqft

Residential on 0.00 Acres

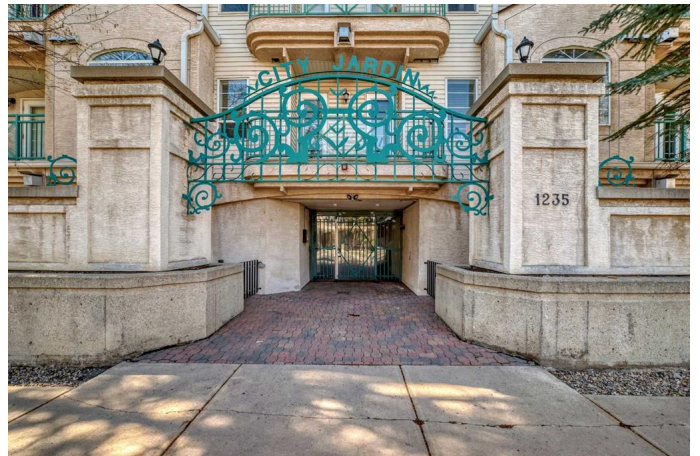
Beltline, Calgary, Alberta

Introducing a rare gem in Calgary's vibrant Beltline district - a stylish two-storey corner penthouse boasting unparalleled charm and functionality. This meticulously designed condo features 2 bedrooms and 2 full bathrooms, complemented by 2 delightful patio spaces facing North in addition to a third West facing balcony for unwinding or entertaining.

Upon entry, lofty ceilings bathe the space in natural light, creating an inviting ambiance throughout. The cozy living room, anchored by a gas fireplace, seamlessly flows into the well-appointed kitchen with granite countertops, stainless steel appliances, and updated cabinetry. Immaculate hardwood flooring graces both levels, exuding timeless elegance.

The main floor hosts two bedrooms, with the master connected to a convenient walkthrough bathroom. Extra pantry storage is cleverly tucked away under the stairs, while a full patio with a gas line awaits outdoor gatherings. Ascend to the upper level to discover a versatile loft space, ideal for an at-home office or secondary living area, accompanied by a spacious rooftop balcony patio offering over 172 square feet of outdoor bliss. Did I forget to mention that you can see an uninterrupted view of the Calgary Tower!

Benefit from 1 titled underground parking and the flexibility of short-term rental opportunities, enhancing both convenience and potential



income streams. With a responsive condo board, bike racks, and friendly neighbors, every aspect of urban living is seamlessly integrated into this exceptional property. Located steps away from 17th Avenue and Bow river trail, enjoy easy access to shops, restaurants, and the business core, epitomizing urban living.

Experience the best of Calgary central living in a one-of-a-kind space that combines style, comfort, and convenience. Schedule a viewing today and make this Beltline condo your new home!

Built in 2002

Essential Information

MLS® #	A2130851
Price	\$329,900
Sold Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,014
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Sold

Community Information

Address	409, 1235 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0T2

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Master Downstairs, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Stucco

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 30th, 2024
Days on Market	20
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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