

\$499,900 - 2207, 135 13 Avenue Sw, Calgary

MLS® #A2132121

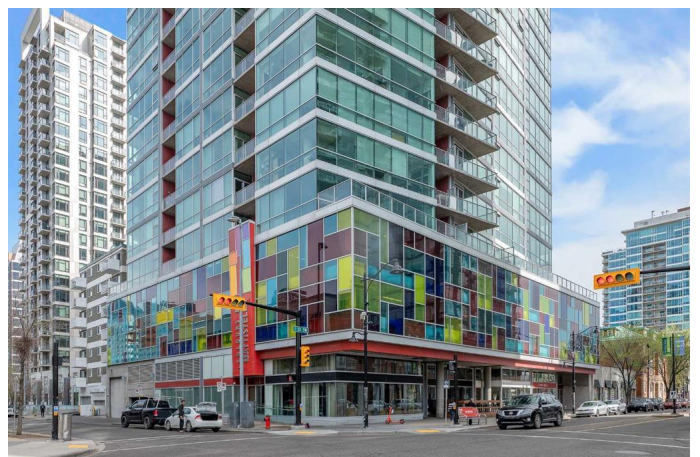
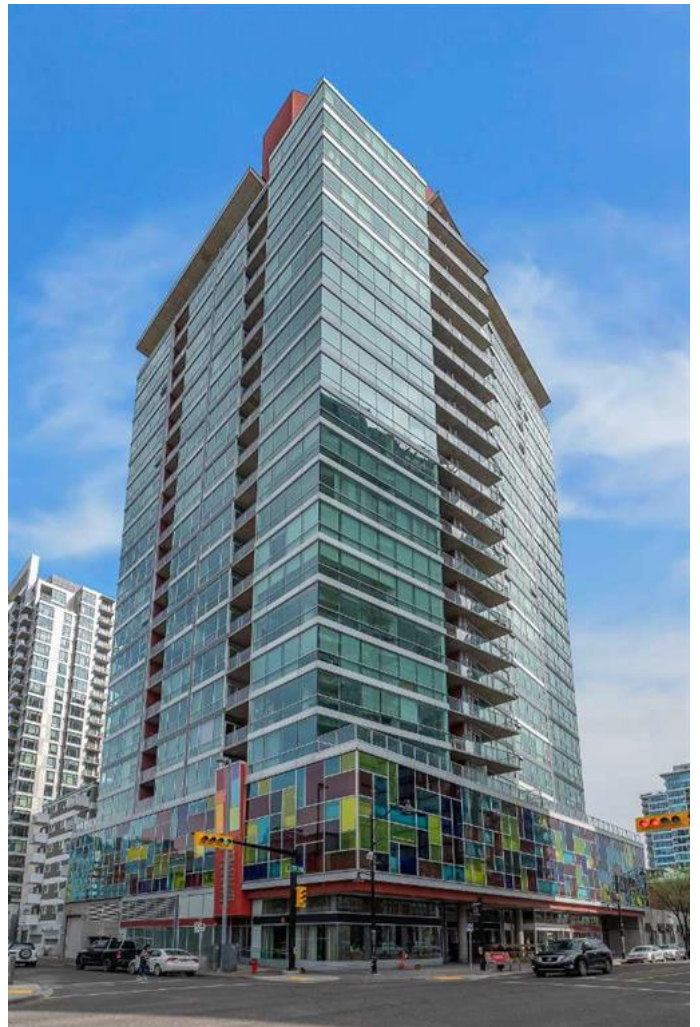
\$499,900

2 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Absolutely stunning 2-level penthouse unit offering a luxurious lifestyle with 2 bedrooms, 2 full baths, 2 titled parking stalls and breathtaking westward vistas! The contemporary open main level exudes sophistication, featuring hardwood floors, lofty ceilings, and an entire wall of floor-to-ceiling windows that flood the space with natural light. The expansive living and dining areas seamlessly flow into the well-appointed kitchen, boasting Caesarstone quartz countertops, striking dark cabinetry, a functional island/eating bar, and a stainless steel appliance package. Completing this level is a convenient 4-piece bath. Ascend to the second level to discover two bedrooms and an in-suite laundry for added convenience. The primary bedroom is a sanctuary, offering a walk-in closet and a private 5-piece ensuite featuring dual sinks, a soothing jetted tub, and a separate shower. Enjoy panoramic views of the mountains, downtown, or the sparkling city lights from your own private 24-foot balcony, creating a perfect space for relaxation and entertainment. Notable features abound, including central air conditioning, secured bike storage, and an expansive outdoor patio on the fourth floor for residents to enjoy. The unbeatable central location places you mere steps from Haultain Park and tennis courts, within walking distance to Stampede Park, downtown, vibrant 17th Avenue shops, and restaurants, while also being close to schools and public transit. Immediate possession is



available, making this penthouse an exceptional opportunity for those seeking a sophisticated urban lifestyle in a prime location!

Built in 2010

Essential Information

MLS® #	A2132121
Price	\$499,900
Sold Price	\$485,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,056
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	2207, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0W8

Amenities

Amenities	Bicycle Storage, Elevator(s), Roof Deck, Secured Parking, Storage, Trash
Parking Spaces	2
Parking	Heated Garage, Parkade, Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed
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	Lighting, Soaking Tub, Walk-
Appliances	Dishwasher, Dryer, Gas S
	Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	23

Exterior

Exterior Features	Courtyard, Private Entrance
Construction	Concrete, Glass, Stucco



Additional Information

Date Listed	May 14th, 2024
Date Sold	August 21st, 2024
Days on Market	99
Zoning	CC-COR
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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