

\$325,000 - 905, 1334 13 Avenue Sw, Calgary

MLS® #A2134526

\$325,000

2 Bedroom, 1.00 Bathroom, 929 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience the best of city living in this spacious 2-bedroom, 1-bathroom + Sunroom located on the 9th floor of a well-maintained building. Upon entering you know The Huntsman is special, the lobby is modern and stunning and there are 2-elevators to whisk you up to your home. This corner location offers open, panoramic views through the large windows, allowing plenty of natural light to flood the space. The kitchen, dining and living space are all open concept. The modern farmhouse kitchen has tiled floors that looks like concrete, oak cabinets with black hardware, the stainless steel appliances are newer and the black kitchen faucet was just installed. The bedrooms are on opposite sides of this home allowing for separation and privacy for guests. The primary bedroom has a walk through closet which connects to the 4-piece bathroom where you'll find a linen closet to help keep you organized. Stylish and durable laminate floors have been installed throughout this home (no carpet here) these floors add a warm and refined feel. The sunroom is an additional 100-square feet and provides an awesome flex space with tonnes of natural light. How would you use it: an indoor garden, a reading or meditation room...this space is over 13-feet long providing you countless options. In addition to the modern lobby and dual elevators, The Huntsman offers underground parking, garbage chute, bike room, storage locker, fitness centre, rooftop patio(2nd floor),



gardens & a pickleball/tennis court. Don't miss out on this incredible opportunity to enjoy city living at it's finest as you're within a 5-block radius of the C-Train, 17th Ave, Co-Op for groceries and walking paths along the Bow River...this is the perfect place to call home.

Built in 1980

Essential Information

MLS® #	A2134526
Price	\$325,000
Sold Price	\$326,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	929
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	905, 1334 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3S2

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Recreation Facilities, Recreation Room, Secured Parking, Storage
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	12

Exterior

Exterior Features	Courtyard, Garden, Storage, Tennis Court(s)
Construction	Brick, Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 9th, 2024
Days on Market	17
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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