

# \$470,000 - 1505, 215 13 Avenue Sw, Calgary

MLS® #A2137904

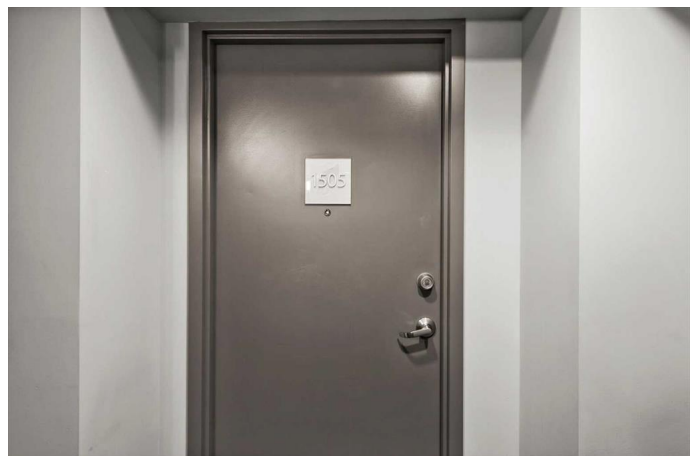
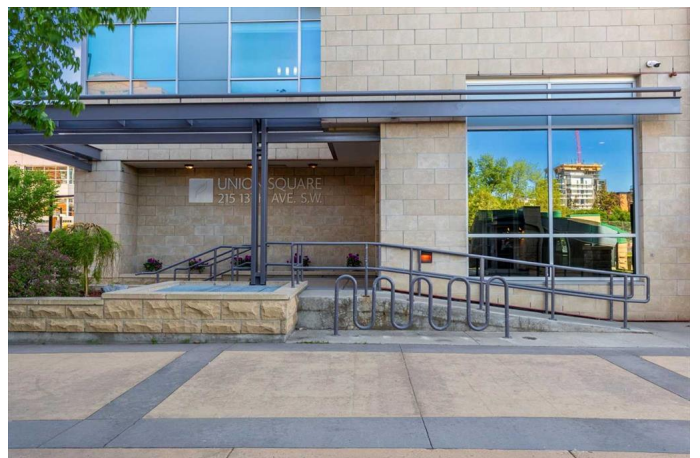
**\$470,000**

2 Bedroom, 2.00 Bathroom, 885 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Looking for a 2 bedroom/2 bathroom updated condo in a great location? How about with an epic West view of the mountains and overlooking a park? Located in the midst of 1st Street SW, you will be steps from amazing restaurants like 10 Foot Henry, Calcutta Cricket Club, First Street Market and more! Natural light pours into this corner unit and compliments the light neutral palette with hardwood floors and an updated kitchen. Entering this home, you will note that it is one of the largest floor plans in the development. A convenient foyer with large entrance closet welcomes you, before you make your way into the open concept living area. The kitchen features granite counters, stainless steel appliances, chic backsplash, pantry and an eat up island. The built in nook beside the dining room can be space for a home office, or to set up a wicked coffee bar! The second bedroom has a convenient cheater ensuite; whether you plan to set this up as a home office, guest suite or to have a roommate. The second bathroom also hosts the laundry facilities with an oversized closet. The primary suite has an abundance of windows, a walk in closet and expansive ensuite with a enormous glass shower. The balcony will be a perfect spot to sip away your summer evenings, and this Scandinavian inspired condo is gorgeous. This home also provides underground titled parking, and an assigned storage locker. With a 98 Walk Score, you are in the midst of it all. 17th Ave, The Saddledome, Casinos, 12th



Ave are all steps away, and the epitome of elevated downtown living is available and is ready for you. Call your trusted agent and get here to see it before She Gon'. With a limited inventory and a red hot condo market - time is of the essence.

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2137904    |
| Price          | \$470,000   |
| Sold Price     | \$471,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 885         |
| Acres          | 0.00        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1505, 215 13 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0V6                |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Elevator(s), Parking |
| Parking Spaces | 1                    |
| Parking        | Titled, Underground  |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No |
|-------------------|--------------------------------------------------------------------|

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
|              | Animal Home, No Smoking Home, Pantry                                                                      |
| Appliances   | Dishwasher, Dryer, Electric Range, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Fan Coil, Natural Gas                                                                                     |
| Cooling      | Central Air                                                                                               |
| # of Stories | 26                                                                                                        |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Roof              | Tar/Gravel                  |
| Construction      | Brick, Metal Siding, Stucco |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2024 |
| Date Sold      | July 3rd, 2024 |
| Days on Market | 27             |
| Zoning         | DC             |
| HOA Fees       | 0.00           |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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