

# \$474,900 - 1705, 135 13 Avenue Sw, Calgary

MLS® #A2141496

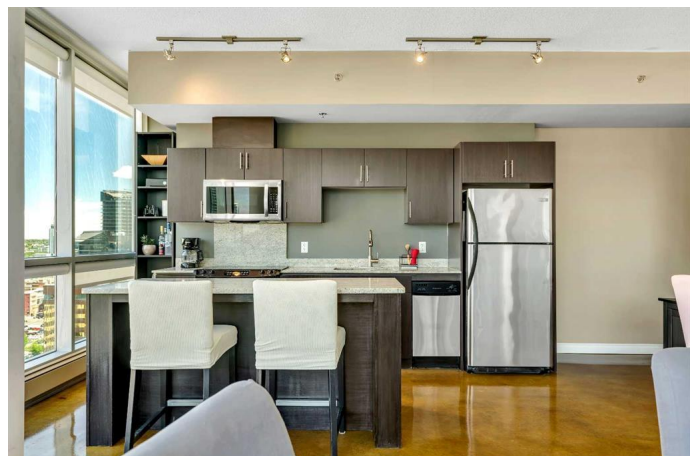
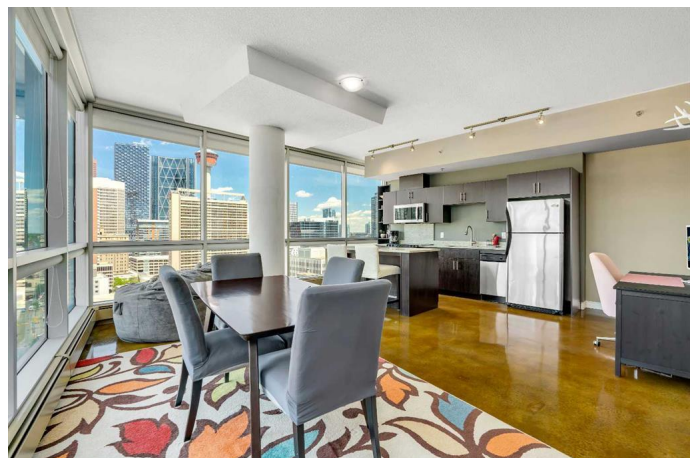
**\$474,900**

2 Bedroom, 2.00 Bathroom, 979 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

In the pulse of the City with some of Calgary's best restaurants within walking distance. Breathtaking views with floor-to-ceiling, wall-to-wall windows await in this executive corner unit. The wide open floor plan with polished concrete floors and timeless finishes offers unobstructed downtown and Calgary Tower views that are truly unforgettable. Enjoy the copious amount of natural light without overheating thanks to central AC. The sleek kitchen is the hub of the home featuring stainless steel appliances, rich cabinets, stone countertops and a centre island with casual breakfast bar seating. Impress your guests with a delicious meal overlooking the city in the dining room surrounded by full-height windows. The living room is an inviting space to gather and unwind or spend the warm weather on the adjacent balcony soaking up those outstanding views. Imagine evening beverages with friends with the illuminated Calgary Tower as the stunning backdrop! The primary bedroom is a calming sanctuary to retreat to at the end of the day with comfortable features of dual closets, built-ins and a private 4-piece ensuite. Adding to your comfort and convenience is a second bedroom or den with a second bathroom for guests, in-suite laundry and titled parking large enough for a truck and motorcycle. Short-term rental and pet-friendly (upon board approval) building too! Situated amidst Calgary's premier entertainment district, just steps away from the stampede grounds, Central Memorial



Park, Haultain tennis courts and vibrant 17th Ave, with nightlife, dining, pubs, diverse shops and much more right at your doorstep including in the storefront level of the building.

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2141496    |
| Price          | \$474,900   |
| Sold Price     | \$463,500   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 979         |
| Acres          | 0.00        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1705, 135 13 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0W8                |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Elevator(s), Secured Parking                |
| Parking Spaces | 1                                           |
| Parking        | Heated Garage, Parkade, Titled, Underground |

### Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Stone Counters, Storage |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas                                                             |
| Cooling      | Central Air                                                                                   |
| # of Stories | 23                                                                                            |
| Basement     | None                                                                                          |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Views           |
| Roof              | Tar/Gravel      |
| Construction      | Concrete        |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2024 |
| Date Sold      | July 2nd, 2024  |
| Days on Market | 18              |
| Zoning         | CC-COR          |
| HOA Fees       | 0.00            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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