

\$309,900 - 204, 1235 13 Avenue Sw, Calgary

MLS® #A2144664

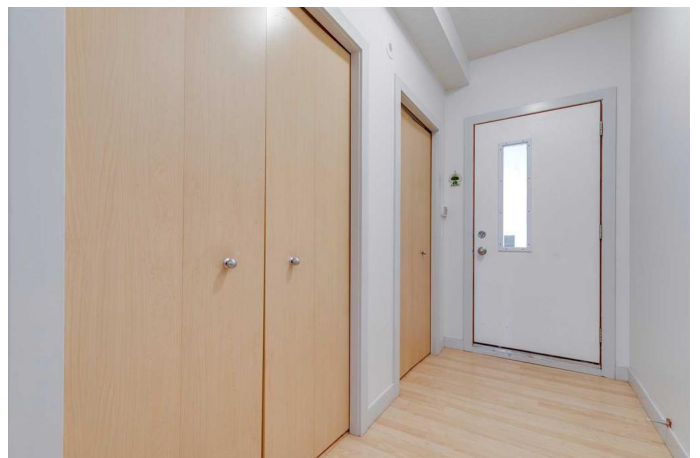
\$309,900

2 Bedroom, 2.00 Bathroom, 733 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to City Jardine, a charming & super quiet building situated along a picturesque tree lined street within the amenities rich Beltline area (short-term rental friendly!). Thoughtfully designed, this bright SE facing, 732 sq ft, 2 bedroom + 2 bathroom CORNER unit feels welcoming & comfortable as soon as you walk in. The spacious front hallway provides maximum privacy & ample room to get settled in before turning the corner to access the rest of the unit. The inviting kitchen has plenty to offer with shaker style cabinetry (together with an extra row of cabinets to the side that is perfect for pantry usage), full size appliances, & quartz countertops with a full length breakfast bar. Nearby, the efficient use of space provides room for a general living area that can be reconfigured depending on your needs. Here a cosy gas fireplace acts as a focal point while the corner location of this unit benefits from having dual access points to the unique wrap-around balcony that is equipped with a BBQ gas hook up. As the perfect retreat, both bedrooms are well positioned on opposite corners of this unit; the master bedroom is ready to pamper with its full 4-pc ensuite bathroom. Completing the package is an additional 3-pc full bathroom & an ensuite laundry closet. Important features include; tall ceilings & laminate flooring throughout, forced air heating (no annoying baseboard heating to deal with here!), titled underground parking, newer paint, & all window/door blinds already done. Beyond the unit, the building offers a



lovely central courtyard, elevator access, bike rack storage, & visitor parking stalls while being Airbnb rental friendly - providing further flexibility for revenue possibilities. Be spoiled by the great urban location; enjoy the convenience of having some of the most popular shops, restaurants, & amenities along 17th Ave, 14th St, & the Design District being a short walk away; while Downtown, LRT transit, great schools, & parks (including Connaught off-leash dog park) are all nearby. With so much to offer inside & out, this well-kept property would serve as the perfect home or investment opportunity, come view it today!

Built in 2002

Essential Information

MLS® #	A2144664
Price	\$309,900
Sold Price	\$292,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	733
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	204, 1235 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T2

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Guest, Heated Garage, Parkade, Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows
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
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Stucco, Wood Frame

Additional Information

Date Listed	June 26th, 2024
Date Sold	September 3rd, 2024
Days on Market	68
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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