

\$325,000 - 604, 1334 13 Avenue Sw, Calgary

MLS® #A2150723

\$325,000

2 Bedroom, 1.00 Bathroom, 970 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Previously owner-occupied and true pride of ownership! Welcome to this stunning 2-bedroom, 1-bathroom + sunroom apartment on the 6th floor of a meticulously maintained building. From the moment you enter The Huntsman, you'll be captivated by its modern and elegant lobby, featuring two elevators and access directly to the underground parkade! This corner unit boasts a beautiful & unobstructed SW facing panoramic view from the large windows, filling the space with abundant light. The open-concept design seamlessly connects the kitchen, dining, and living areas. Noticing the beautifully renovated kitchen and bathroom. As well as ample storage and in-suite laundry for your convenience! The primary bedroom features a large walk in closet with floor-to ceiling windows bringing in all that beautiful natural light. An additional 80-square-foot enclosed sunroom offers a versatile space perfect for entertaining or relaxing while enjoying the spectacular view! The Huntsman offers a range of amenities, including underground parking, a garbage chute, bike room, storage locker, fitness centre, sauna, second-floor rooftop patio, gardens, and a pickleball/tennis court. Situated within a 5-block radius of the C-Train, 17th Ave, grocery store, and Bow River walking paths, this location is perfect for embracing city life. Don't miss this incredible opportunity to make this beautiful apartment your new home.



Built in 1980

Essential Information

MLS® #	A2150723
Price	\$325,000
Sold Price	\$317,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	970
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	604, 1334 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3S2

Amenities

Amenities	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Picnic Area, Racquet Courts, Sauna, Storage
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, See Remarks, Wall/Window Air Conditioner, Washer/Dryer
Heating	Baseboard, Hot Water
Cooling	Window Unit(s)
# of Stories	12

Exterior

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

Additional Information

Date Listed	July 21st, 2024
Date Sold	August 25th, 2024
Days on Market	35
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	Charles
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