

\$348,800 - 804, 1213 13 Avenue Sw, Calgary

MLS® #A2171337

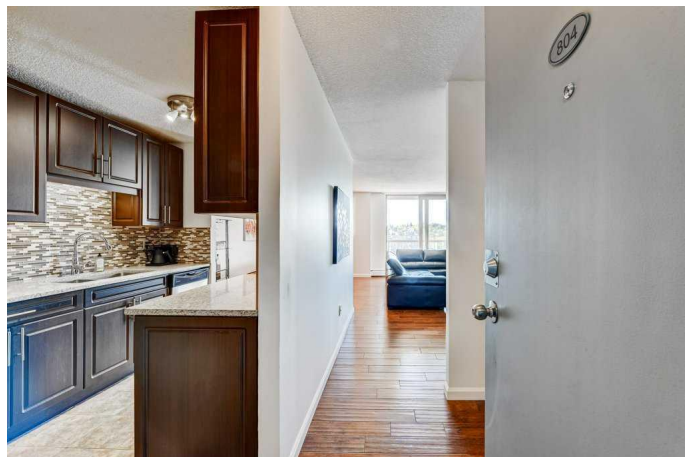
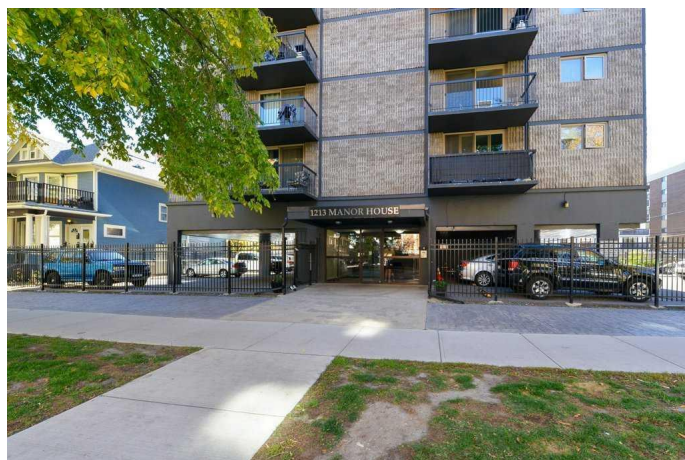
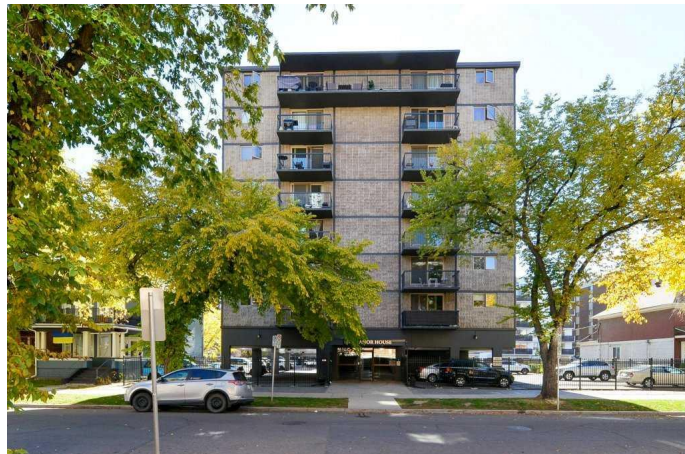
\$348,800

2 Bedroom, 2.00 Bathroom, 1,125 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

UPDATED PENTHOUSE - 2 BEDROOM, 2 BATHROOM, 2 BALCONY SOUTHWEST CORNER UNIT, a rare find in the heart of the beltline! Located on a quiet street a few steps away from vibrant 17th Avenue with nightlife, dining, pubs, diverse shops and much more right at your doorstep. A recently renovated lobby greets guests and welcomes you home. Concrete building construction with no post-tensioned cables. No neighbours above your unit creates a private sanctuary to retreat to with over 1,125 sq. ft. of thoughtfully designed space. The kitchen is beautifully updated with ample space for meal prep, cooking and entertaining featuring stainless steel appliances, granite countertops, glass backsplash and full-height cabinets for ample storage. Gleaming hardwood floors are illuminated by an abundance of natural light in the living and dining rooms and are open to each other providing a natural flow. The huge living room is great for entertaining and can easily be divided by furniture to create a separate zone for a home office or hobby space. Patio sliders lead to the first (20' x 5') balcony encouraging summer barbeques and time spent unwinding with the city lights as the breathtaking backdrop. The primary bedroom is a true owner's sanctuary thanks to the extremely generous size, private second (20' x 5') balcony for peaceful morning coffees and a private ensuite all to yourself, no need to share! The generous second bedroom is large enough for



a second kings size bed and is ideally situated and separated by the 4-piece main bathroom for additional privacy making it perfect for guests, roommates or working from home. Each level in the building is equipped with free laundry, only 3 other units on the top floor, however, if you prefer, adding in-suite laundry is an available option. The building has a FULLY FUNDED reserve fund, an on-site caretaker, upgraded windows and patio doors, assigned secure parking, assigned interior storage and condo fees that include ALL utilities (including electricity)! Outstanding inner-city location, close to everything plus just a quick walk or bike ride to the river, downtown and beyond!

Built in 1970

Essential Information

MLS® #	A2171337
Price	\$348,800
Sold Price	\$339,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,125
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Sold

Community Information

Address	804, 1213 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3C 0T2

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Storage
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Storage, Stone Counters, See Remarks, Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Natural Gas, Baseboard, Hot Water
Cooling	None
# of Stories	8

Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2024
Date Sold	December 3rd, 2024
Days on Market	54
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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