

\$450,000 - 705, 135 13 Avenue Sw, Calgary

MLS® #A2207522

\$450,000

2 Bedroom, 2.00 Bathroom, 969 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

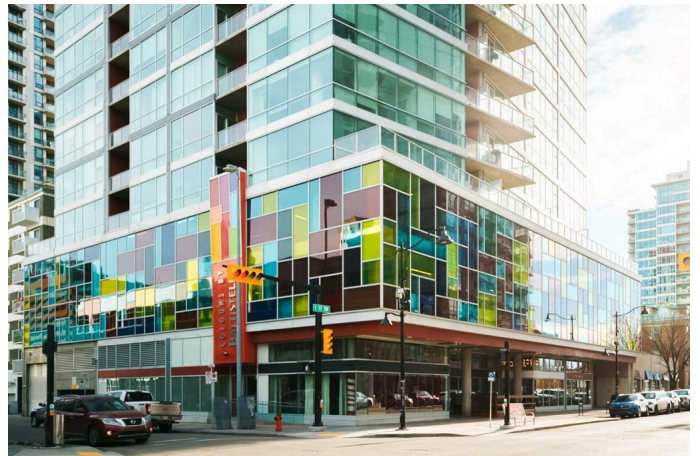
Sophisticated 2 bedroom, 2 bathroom corner unit in the pulse of the city with some of Calgary's best restaurants and nightlife minutes from your door. Breathtaking views with floor-to-ceiling, wall-to-wall, corner windows await in this executive corner unit. The wide open floor plan with polished concrete floors and timeless finishes offers unobstructed downtown and Calgary Tower views. The sleek kitchen features stainless steel appliances, rich cabinets and stone countertops. 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. The primary bedroom boasts dual closets and a 4-piece ensuite. Adding to your comfort and convenience are a second bathroom for guests, a second full bathroom, in-suite laundry and heated underground parking. Short-term rental and pet-friendly (upon board approval) building too! Situated in the midst of Calgary's premier entertainment district, just steps away from the stampede grounds, Central Memorial Park, Haultain tennis courts and vibrant 17th Ave, with dining, pubs, bars, diverse shops and much more right at your doorstep.

Built in 2008

Essential Information

MLS® #

A2207522



Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	969
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	705, 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, Titled, Underground

Interior

Interior Features	High Ceilings, Open Floorplan, Soaking Tub, Stone Counters, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Central Air
# of Stories	23

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Views
Roof	Tar/Gravel
Construction	Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed April 4th, 2025
Days on Market 4
Zoning CC-COR

Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.