

135 13 Avenue #1605, Calgary t2r0w8

MLS® #: **A2155896** Area: **Beltline** Listing Date: **08/08/24** List Price: **\$470,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2010**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **974**
 Low Sqft:
 Ttl Sqft: **974**

DOM

41
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **See Remarks**
 Flooring: **Concrete, See Remarks**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Refrigerator, Dishwasher, Microwave, Stove(s), Washer/Dryer, Window Coverings**
 Int Feat: **Closet Organizers**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main		3pc Bathroom	Main	
Bedroom	Main	9`5" x 12`5"	Bedroom - Primary	Main	11`3" x 13`2"
Living/Dining Room Combination	Main	18`2" x 17`11"	Kitchen	Main	2`2" x 12`2"
Storage	Main		Entrance	Main	

Legal/Tax/Financial

Condo Fee: **\$628** Title: **Fee Simple** Zoning: **CC-COR**

Fee Freq:
Monthly

Legal Desc: **0910028**

Remarks

Pub Rmks: **Click brochure link for more details** The view from the main living area will take your breath away! Welcome to this stunning 2-bedroom, 2-bathroom NW corner unit located in one of Calgary's most vibrant neighborhoods. The area is spoiled with lush parks, the City's best restaurants, and unmatched walkability - be it to the river pathways, downtown core, the Saddledome, new BMO Centre, or new LRT station. This meticulously cared for property features approx. \$20,000 of modern enhancements (2023 & 2024), ensuring both style, sophistication, and comfort. Situated on the 16th floor, this unit faces Central Memorial Park to the northwest and the downtown skyline and Calgary Tower to the north. Two full walls of floor to ceiling windows maximize the incredible views from the main living area, where natural light floods the space, highlighting the sleek finishes, contemporary design, and airy 9.5ft ceilings. The open floor plan seamlessly integrates the kitchen, living, and dining areas. The flooring throughout is an ultra-low maintenance acid-stained polished concrete. The kitchen features modern cabinetry, stainless steel appliances, and granite countertops. The primary bedroom boasts two large closets, each with built-in organization, and features an ensuite bathroom. The second bedroom includes a Murphy Bed, making it ideal for a guest room, home office, and bonus room all-in-one. The private patio is a perfect retreat space, overlooking downtown and includes natural gas BBQ hookup if you like to grill. A massive entryway closet provides ample storage, and a second full bathroom offers in suite laundry. Also included is likely the best parking spot in the building, which makes coming and going an absolute breeze, so no need to worry about circling a parkade. The parking is titled, underground, secure, and heated. Bike storage is also available in the parkade. This unit boasts central air conditioning, new paint throughout, ultra quiet concrete construction, and is in a pet friendly building. A fully furnished option is also available.**

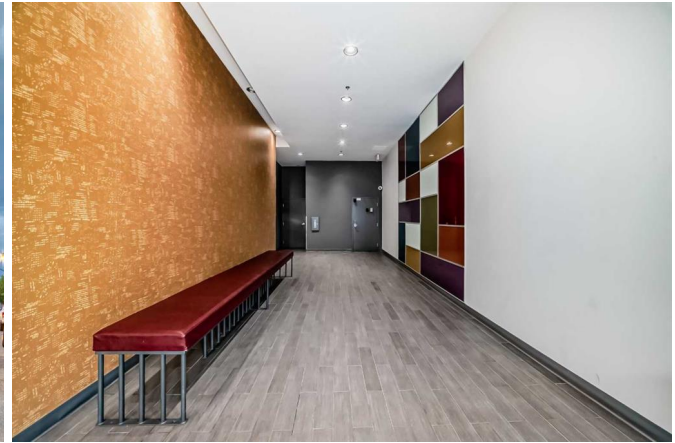
Inclusions:
Property Listed By: **Call seller directly
Honestdoor Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











1605-135 13 Ave SW, Calgary - MAIN



Disclaimer: To be used only for the marketing of the subject property, not only by the agent listed below and/or other parties directly connected to the marketing/sale process. May not be published, distributed or used for other purposes. Basic information of the advertisement/property listing is for reference only. Please do not rely on it for purchase. Not appropriate for any kind of contractual consideration.

August 6, 2024