



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1334 13 Avenue #1003, Calgary T3C 3S2**

MLS®#: **A2164037**

Area: **Beltline**

Listing Date: **09/09/24**

List Price: **\$389,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1980**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **941**  
Low Sqft:  
Ttl Sqft: **941**

DOM

**10**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade,Underground**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Baseboard,Hot Water**

Sewer:

Ext Feat: **Balcony**

Construction:

**Brick,Concrete**

Flooring:

**Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Cooktop,Microwave Hood Fan,Washer/Dryer Stacked**

Int Feat:

**Breakfast Bar,Built-in Features,Open Floorplan,Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`10" x 10`3"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>10`6" x 12`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`2" x 11`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`1" x 12`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`3" x 13`0"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>4`9" x 7`0"</b>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>4`9" x 5`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 10`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`1" x 7`3"</b>	<b>Entrance</b>	<b>Main</b>	<b>4`7" x 5`5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$733**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**SR**

Legal Desc: **0210988**

Remarks

Pub Rmks: **Welcome to a unit that combines a prime Beltline location with modern luxury. This stunning property is perfectly situated in the heart of downtown, offering unbeatable access to the city's vibrant scene while providing a serene retreat. Bathed in natural light, the open-concept living space highlights the sleek, modern design and fully upgraded features throughout. The kitchen is a chef's delight, featuring state-of-the-art stainless steel appliances and elegant quartz countertops that blend style with functionality. Whether you're preparing a gourmet meal or enjoying a casual breakfast, this space is both beautiful and practical. Step outside to your private enclosed patio, an ideal spot for relaxing with a morning coffee or unwinding after a busy day. The tranquil outdoor area provides an inviting extension of your living space, perfect for entertaining or simply enjoying some fresh air. The building offers a range of top-notch amenities designed to enhance your lifestyle. From a state-of-the-art fitness center to racquet courts and a sauna, every detail has been thoughtfully curated for your convenience and enjoyment. The property includes 1 assigned, underground parking stall.**

Inclusions:  
Property Listed By: **Living Room TV**  
**MaxWell Capital Realty**

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









