

# \$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        5  
Zoning                    CC-COR

## **Listing Details**

Listing Office            RE/MAX Real Estate (Central)

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