

1240, 1001 13 Avenue SW  
Calgary, Alberta

MLS # A2172792



**\$450,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	1,302 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 777
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Elevator, No Animal Home, No Smoking Home, Recreation Facilities, Soaking Tub, Stone Counters, Walk-In Closet(s)

**Inclusions:** n/a

Welcome to this sophisticated 2-bedroom, 2-bathroom condo, plus flex space, a serene sanctuary nestled in the heart of Calgary's vibrant Beltline community. Spanning an impressive 1,300 sq ft of stylish living space, this elegant home seamlessly combines modern design with comfort, making it the perfect retreat in a bustling urban setting. Upon entering, you'll be greeted by an expansive living and dining area that exudes warmth and sophistication. Bathed in natural light, this inviting space is thoughtfully separated from the kitchen, allowing for seamless flow yet distinct ambiance. Imagine hosting formal dinners with loved ones, where laughter and conversation fill the air, or enjoying intimate gatherings with friends in a cozy atmosphere. With its elegant design, this beautifully appointed area is the heart of your home, perfectly suited for both grand celebrations and quiet moments of connection. The bedroom serves as a luxurious retreat, where serenity meets sophistication. Sunlight pours through the generous windows, creating a tranquil atmosphere that beckons you to unwind. This private haven is complete with a well-appointed ensuite bath designed for relaxation, featuring elegant fixtures and finishes, as well as a spacious walk-in closet that offers ample storage and organization for your wardrobe. The second bedroom is equally inviting, perfectly designed to accommodate guest. Step outside to your charming balcony, the perfect spot to savor your morning coffee or unwind with a glass of wine as you take in the vibrant energy of the neighborhood below. The versatile den space offers endless possibilities and can easily be adapted to suit your needs, whether for work or relaxation. Every inch of this condo has been refreshed to perfection &ndash; from a full repaint (including cabinetry, doors, and trim) to detailed flooring

touch-ups. Essential electrical and plumbing updates were also completed, ensuring a worry-free move-in experience. The kitchen gleams with updated appliances, including new fridge, range, microwave, washer, and dryer (2022) and dishwasher (2020). Enjoy the convenience of building amenities that enhance your lifestyle, including a welcoming guest suite for visiting friends and family, a social room perfect for gatherings and celebrations, and a well-equipped gym to maintain your fitness routine. This well-managed building ensures peace of mind and a sense of community, making your living experience not just comfortable, but truly exceptional. Beyond your door, the Beltline offers an unbeatable urban lifestyle. With trendy cafés, boutique shopping, and Calgary's best dining just steps away, you'll enjoy the perfect blend of convenience and community. Proximity to parks, bike paths, and public transit make it ideal for both outdoor enthusiasts and downtown professionals. This delightful property perfectly blends comfort and style, making it a wonderful place for downtown living and to call home!