

1003, 1334 13 Avenue SW
Calgary, Alberta

MLS # A2173909



\$379,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	941 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Hot Water

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Tar/Gravel

Condo Fee: \$ 733

Basement: None

LLD: -

Exterior: Brick, Concrete

Zoning: SR

Foundation: Poured Concrete

Utilities: -

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

Inclusions: Living room TV

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.