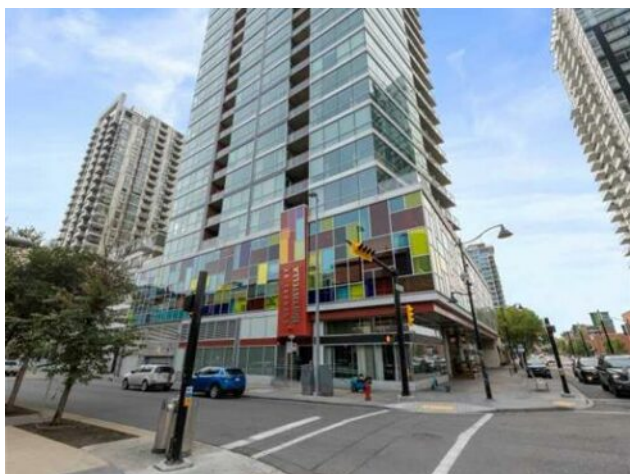


1708, 135 13 Avenue SW
Calgary, Alberta

MLS # A2164986



\$364,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	630 sq.ft.	Age:	2009 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 465
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Stone Counters		

Inclusions: None

Enjoy stunning mountain views, central AC, and an ideal location in this 1-bed, 1-bath condo with a functional, open-concept layout. The living area boasts floor-to-ceiling windows with remote-controlled blinds, a built-in office nook, and polished concrete floors. The kitchen features stainless steel appliances, a microwave range hood, and balcony access. The bedroom also has floor-to-ceiling windows, a walk-in closet with stacked washer and dryer, and an ensuite with a stand-up shower, soaker tub, and stone countertops. Included is one titled parking stall and building amenities like a communal patio, recycling bins, bike storage, plus it's pet friendly with board approval. Centrally located, it's within walking distance to 17th Ave, Stampede Park, the C-Train, and various shopping, dining, and nightlife options.