

**1411, 135 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2294840**



**\$375,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 655
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Take a look at this excellent opportunity for a stunning well priced 2 bedroom 2 bath unit located in the heart of Calgary. Just steps away from some of the cities best restaurants, cafes, pubs and local shops, this condo perfectly incorporates modern city life with comfortable living. This future home takes convenience and functionality to the next level, with an in-unit laundry room, storage, and a titled parking stall. Gleaming polished concrete flooring runs throughout the entire unit. A large open-concept living room with floor to ceiling windows bathes the entire space in natural light, perfect for hosting or daily relaxation. The kitchen, equipped with modern upgrades that provide greater comfort and convenience. Approximately 1.5 yrs ago the kitchen was remodeled with extended height cabinets that now reach the ceiling, a larger pantry with pot drawers, all new back splash and a new stainless steel appliance package, including a french door fridge with a freezer drawer, hidden dishwasher with a cabinet panel and extra lighting. The kitchen is an ideal work space offering plenty of counter and tons of cupboard space. Both bedrooms are purposefully placed to provide maximum privacy and comfort for the owners or guests. The master suite includes a full 4-piece en-suite. Sliding glass doors open to the second bedroom (office or flex space) perfect for guests with a full 3-piece bathroom located just steps away. With Stampede Park and local cafes just minutes away, this unit provides a vibrant urban lifestyle that perfectly encapsulates modern downtown living and local convenience. This condo offers the flexibility perfect for first time buyers, young couples or investors.