

102, 1235 13 Avenue SW
Calgary, Alberta

MLS # A2299274



\$249,900

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	716 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air, Natural Gas

Floors: Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: -

Exterior: Asphalt, Concrete, Stucco, Wood Frame

Foundation: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 724

LLD: -

Zoning: CC-MH

Utilities: -

Inclusions: n/a

Welcome to an exceptional residence nestled within a quiet, boutique-style building on a picturesque tree-lined street in the heart of the Beltline. This beautifully appointed 719 sq. ft. corner unit offers an elevated urban lifestyle, blending comfort, style, and convenience. The thoughtfully designed open-concept layout showcases a refined kitchen featuring beautiful white shaker cabinetry, the new Stainless Steel Refrigerator & Stove, and seamlessly connects to the dining and living spaces—perfect for both intimate evenings and entertaining guests. The living room exudes warmth and sophistication, anchored by a cozy gas fireplace, while the coveted corner positioning offers an easy access point to a private patio—an ideal setting for morning coffee or summer evenings, with added convenience for pet owners. Designed for ultimate privacy, the two bedrooms are thoughtfully separated on opposite sides of the unit. The primary retreat offers cheater access to a well-appointed 4-piece bath with a beautiful soaker tub, creating a serene and functional space. An in-suite laundry room with the new front-load washer & dryer enhances everyday ease. Premium features include soaring ceilings, new durable vinyl plank flooring throughout, with laminate flooring in the 2nd bedroom, currently used as an office. The comfort of forced-air heating—eliminating baseboard systems. The home is further complemented by titled underground parking and newly installed window coverings. Residents enjoy access to a beautifully landscaped central courtyard, bike storage, and ample visitor parking. The building’s Airbnb-friendly policy also presents an attractive opportunity for those seeking flexible rental options. Ideally located just steps from the vibrant energy of 17th Avenue, 14th Street, and the Design District, you’ll enjoy Calgary’s best dining,

shopping, and entertainment at your doorstep, with downtown, transit, parks, and the Connaught off-leash dog park all within walking distance. This is a rare opportunity to own a stylish and versatile home in one of Calgary's most sought-after inner-city communities.