

210, 1001 13 Avenue SW
Calgary, Alberta

MLS # A2302028



\$572,500

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,564 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 1,000
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Track Lighting, Walk-In Closet(s)

Inclusions: Shed on Deck

Life in the Beltline begins with a setting that balances vibrant city energy with the comfort of a quiet, tree-lined street. Expansive proportions define this end unit, where over 1,500 sq ft creates a sense of space rarely found in inner-city living. Natural light pours through oversized corner windows, drawing attention across the open-concept layout and enhancing the warmth of durable laminate flooring and elegant crown molding. Entertain with ease in a thoughtfully designed kitchen where granite countertops, full-height cabinetry, stainless steel appliances and a large centre island come together for both casual gatherings and everyday function. Conversations carry effortlessly into the adjacent dining area while maintaining a seamless connection to the main living space. French doors extend your living area into a 3-season sunroom, creating a bright transitional space that invites morning coffee or evening unwinding. Fresh air and sunshine continue outdoors onto an exceptionally large private patio, offering a rare opportunity for outdoor living in an inner-city setting. Rest comes easily in a spacious primary bedroom that accommodates full sized furnishings while connecting to a private ensuite complete with a jetted soaker tub and a custom walk-in closet designed for organized daily living. Flexibility is built into the second bedroom where custom built-ins support a comfortable guest room or a refined home office. An additional bathroom with an oversized shower enhances convenience for both residents and visitors. Everyday routines are simplified with in-suite laundry, while two titled parking stalls add long-term value, including one heated underground space and one partially covered outdoor stall. Outstanding building amenities include bike storage, a social room, a guest suite for visiting friends or family and a fitness room slated for upgrade.

Steps from 17th Avenue place dining, boutiques, cafes, transit within the free C-Train zone, parks and pathways all within easy reach, creating a lifestyle where daily errands and evenings out feel effortlessly connected.