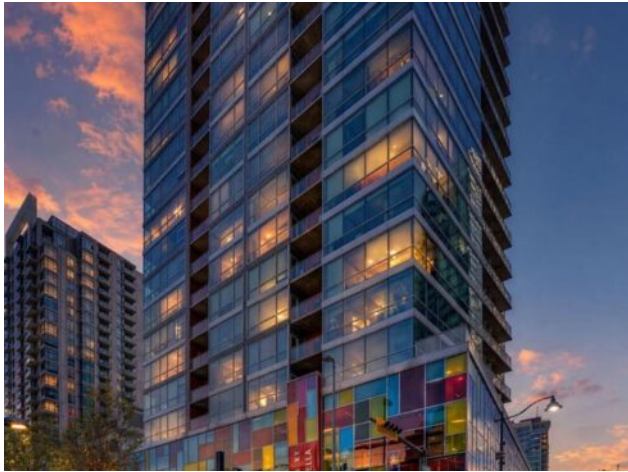


**909, 135 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2304761**



**\$335,000**

<b>Division:</b>	Downtown West End		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	699 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Electric Gate, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 531
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan		

**Inclusions:** Large white cupboard located by the main entrance.

Experience elevated downtown living in this truly unique unit in the heart of Calgary. Surrounded by expansive windows, this bright and sun-filled space is bathed in natural light throughout the day. A standout feature of this exceptional home is its stunning view of the Rocky Mountains; a breathtaking backdrop you can enjoy from the comfort of your own living space. Whether you're unwinding after a long day or entertaining guests, the scenery is always impressive. Perfectly suited for professionals seeking a vibrant urban lifestyle or investors looking for a high-demand property, this unit offers both comfort and long-term value. Step outside and enjoy everything downtown Calgary has to offer, with dining, shopping, and entertainment just moments away. This unit also comes with a titled underground parking stall, providing added convenience and value. The building is currently undergoing significant upgrades, including new carpeting and fresh paint throughout, further enhancing its appeal and future value. Don't miss this rare opportunity to own one of the most distinctive units in the building, combining panoramic views, abundant natural light, and an unbeatable location.