

**207, 1235 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2309146**



**\$289,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	715 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 685
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Vinyl Windows		

**Inclusions:** None

Welcome to City Jardine, a quiet and well-maintained building tucked along a beautiful tree-lined street in the heart of the amenity-rich Beltline. This bright southwest-facing corner unit offers 715sqft of thoughtfully designed living space featuring 2 bedrooms and 2 full bathrooms. From the moment you enter, the spacious front foyer creates a warm and private introduction to the home with plenty of room to get settled before entering the main living area. The inviting kitchen is both stylish and functional, showcasing shaker-style cabinetry full-size appliances, and a full-length breakfast bar ideal for casual dining or entertaining. The open-concept living area is efficiently designed and easily adaptable to suit your lifestyle, while the cozy gas fireplace creates a welcoming focal point. As a corner unit, the home benefits from added natural light and dual access points to the impressive wrap-around balcony perfect for relaxing or entertaining outdoors. Designed with privacy in mind, the two bedrooms are positioned on opposite sides of the unit. The spacious primary retreat features a full 4-piece ensuite, while the second bedroom is conveniently located near the additional 3-piece bathroom. An in-suite laundry closet adds everyday convenience. Additional highlights include tall ceilings, laminate flooring throughout, forced-air heating, titled underground parking, newer paint, and all window coverings already in place. Residents of City Jardine also enjoy elevator access, visitor parking, bike storage, and a beautifully landscaped central courtyard. Located just steps from the shops, restaurants, cafes, and nightlife of 17th Avenue, 14th Street, and the Design District, this exceptional Beltline location also offers easy access to downtown, LRT transit, parks, schools, and the popular Connaught off-leash dog park. Whether you are searching for a comfortable urban home or an excellent

investment opportunity, this well-kept property delivers outstanding value and flexibility.