

# \$425,000 - 1405, 135 13 Avenue Sw, Calgary

MLS® #A2202993

**\$425,000**

2 Bedroom, 2.00 Bathroom, 897 sqft  
Residential on 0.00 Acres

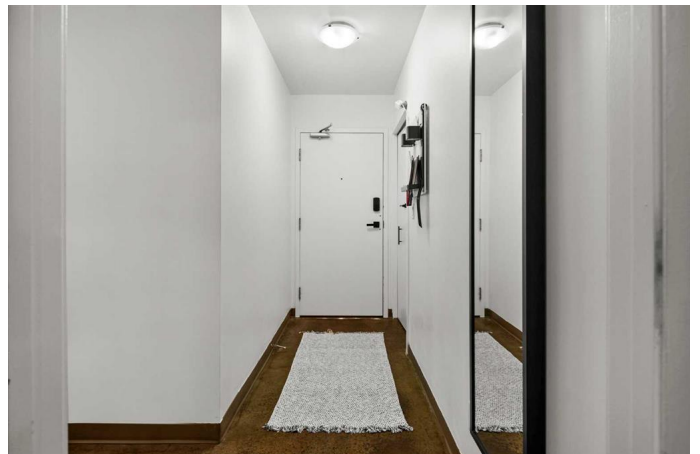
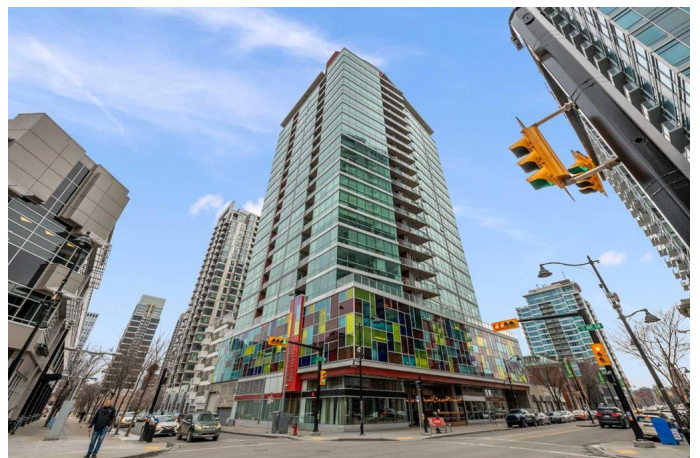
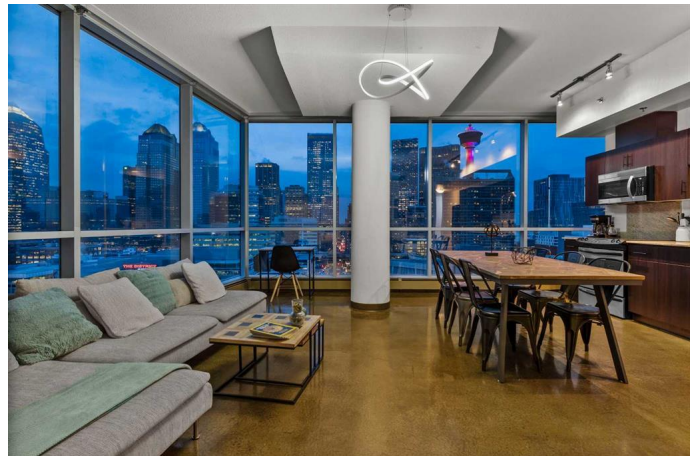
Beltline, Calgary, Alberta

**\*CORNER UNIT\*** This 2-bedroom, 2-bathroom corner unit in Calgary's Beltline offers 897 sq. ft. of modern living space with floor-to-ceiling windows and unobstructed skyline views of downtown. The open-concept layout includes a modern kitchen with sleek cabinetry, quartz countertops, stainless steel appliances, and a spacious island, perfect for both cooking and entertaining. The living area is bright and inviting, with expansive windows bringing in natural light.

The primary bedroom features a private en-suite, while the second bedroom offers flexibility as a guest room, home office, or short-term rental option. A second full bathroom adds convenience for guests or shared living. The unit includes an underground parking stall, ensuring secure and hassle-free parking year-round.

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Equipped with central A/C, the unit stays comfortable year-round. Thanks to its northwest-facing orientation, you get the benefit of natural sunlight without excessive heat, keeping the space bright while remaining cool.

Available fully furnished, this turn-key condo is ideal for buyers looking for a move-in-ready home or a short-term rental investment. Located on one of Calgary's best streets for restaurants, bars, and cafes, everything you need is within walking distance. Stephen Avenue, 17th Ave, Central Memorial Park, and Repsol Sport Centre are all nearby. Public transit, bike lanes, and major roadways provide easy access to the rest of the city.

This well-managed building offers secure entry and modern amenities, making it a great choice for those wanting urban convenience and lifestyle appeal. Whether you're looking for a primary residence or an investment property, this unit offers exceptional value in a sought-after location.

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Built in 2009

## **Essential Information**

MLS® #	A2202993
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	897
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1405, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0W8

### **Amenities**

Amenities	Elevator(s), Other, Parking, Storage, Trash
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	High Ceilings, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	Central Air
# of Stories	22

### **Exterior**

Exterior Features	Balcony, Courtyard
Construction	Concrete, Glass, Other

### **Additional Information**

Date Listed March 18th, 2025

Days on Market 17

Zoning CC-COR

### **Listing Details**

Listing Office Real Broker

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