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1708, 135 13 Avenue SW Calgary, Alberta

MLS # A2164986



\$364,900

Beltline Division: Residential/High Rise (5+ stories) Type: Style: Apartment Size: 630 sq.ft. Age: 2009 (15 yrs old) **Beds:** Baths: Garage: Parkade, Underground Lot Size: Lot Feat:

Heating: Water: Baseboard, Natural Gas Floors: Sewer: Concrete Roof: Condo Fee: \$ 465 Tar/Gravel **Basement:** LLD: Exterior: Zoning: Concrete, Metal Siding CC-COR Foundation: **Utilities:**

Features: Built-in Features, Closet Organizers, Stone Counters

Inclusions: None

Enjoy stunning mountain views, central AC, and an ideal location in this 1-bed, 1-bath condo with a functional, open-concept layout. The living area boasts floor-to-ceiling windows with remote-controlled blinds, a built-in office nook, and polished concrete floors. The kitchen features stainless steel appliances, a microwave range hood, and balcony access. The bedroom also has floor-to-ceiling windows, a walk-in closet with stacked washer and dryer, and an ensuite with a stand-up shower, soaker tub, and stone countertops. Included is one titled parking stall and building amenities like a communal patio, recycling bins, bike storage, plus it's pet friendly with board approval. Centrally located, it's within walking distance to 17th Ave, Stampede Park, the C-Train, and various shopping, dining, and nightlife options.