

**1006, 1334 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2213066**



**\$339,700**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	729 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 607
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** None

\*\*\*Welcome to your CITY SPRING SPECIAL!\*\*\* As you arrive at this ELEGANT high-rise, your pulse quickens&mdash;this is no ordinary condo! Step through the STATELY entrance, ride to the 10th floor, and enter a space that instantly feels like HOME. You&rsquo;re greeted by BREATHTAKING CITY VIEWS through the glass-enclosed balcony&mdash;a perfect spot to unwind after a long day. The WARM & INVITING living room wraps you in COMFORT, while the fully RENOVATED kitchen adds MODERN style & function. The primary bedroom is a ROMANTIC RETREAT, boasting even more panoramic views of the skyline. The spa-like bath offers both a soothing soak and a REFRESHING shower, while in-suite laundry ensures everyday CONVENIENCE. Need a home office or guest room? The second bedroom offers FLEXIBLE space to suit your lifestyle. Outside your door, enjoy RESORT-STYLE amenities including a full gym, sauna, tennis courts, and a BBQ area&mdash;urban living at its finest! Own it for just \$16,985 down and \$1,763.63/month (O.A.C.) Don&rsquo;t let this opportunity pass you by&mdash;book your private tour today and discover your personal city paradise!