

\$369,900 - 702, 135 13 Avenue Sw, Calgary

MLS® #A2233805

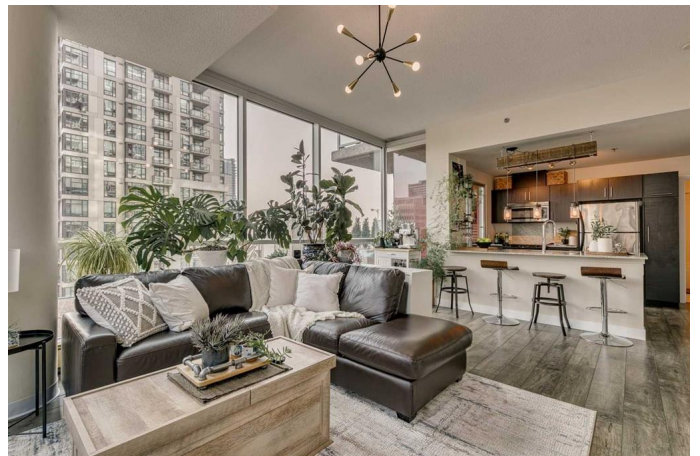
\$369,900

2 Bedroom, 1.00 Bathroom, 700 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience elevated urban living in one of Calgary's most dynamic downtown communities! This bright and modern 2-bedroom Beltline condo with stunning downtown views offers the perfect blend of style, comfort, and convenience—just steps from restaurants, shops, transit, and nightlife. Inside, you'll find thoughtful updates throughout, including new laminate flooring, a stacked washer/dryer, and a large kitchen island perfect for entertaining. The floor-to-ceiling windows on two sides of the living room flood the space with natural light and offer breathtaking views of the downtown skyline and Calgary Tower. The tiled bathroom features granite countertops, and both bedrooms include closet organizers and rich wood paneling for added sophistication. This unit includes massive windows throughout, allowing for exceptional natural light. A versatile nook creates the ideal spot for extra storage or a compact home office setup. Step outside onto your large private deck and take in the stunning views of Calgary's skyline. Plus, with its Airbnb-friendly status, this home offers exciting potential for both homeowners and investors looking to capitalize on the downtown lifestyle. Located in the sought-after Beltline district, you're immersed in Calgary's top amenities—cafés, dining, parks, and cultural hotspots are all within walking distance. Whether you're a first-time buyer,



investor, or urban professional, this condo is your gateway to the best of downtown living.

Built in 2008

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2233805 |
| Price | \$369,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 700 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 702, 135 13 Avenue Sw |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2R 0W8 |

Amenities

| | |
|----------------|---|
| Amenities | Bicycle Storage, Elevator(s), Secured Parking, Snow Removal, Trash, Roof Deck |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating | Baseboard |

| | |
|--------------|-------------|
| Cooling | Central Air |
| # of Stories | 23 |

Exterior

| | |
|-------------------|-------------------------------|
| Exterior Features | Balcony |
| Construction | Concrete, Metal Siding, Glass |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 26th, 2025 |
| Days on Market | 7 |
| Zoning | CC-COR |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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