



1411, 135 13 Avenue SW  
Calgary, Alberta

MLS # A2294840



**\$350,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 655
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-COR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to this well appointed 2 bedroom 2 bath unit located in the heart of Calgary - just steps away from some of the cities best restaurants, cafes, pubs and local shops. This condominium perfectly incorporates modern city life with comfortable living. Your future home takes convenience and functionality to the next level, with an in-suite laundry room, storage, and a titled parking stall. Gleaming polished concrete flooring run throughout the entire space. A large open-concept living room with floor to ceiling windows bathes the entire space in natural light, perfect for hosting or daily relaxation. The recently remodeled kitchen now has extended height cabinets that reach the ceiling for extra storage space, a larger pantry with pot drawers, all new back splash and a new stainless steel appliance package, including a french door fridge with a freezer drawer, hidden dishwasher with a cabinet panel, new self clean convection range, slim profile microwave hood-fan and extra lighting was added as well. The kitchen is an ideal work space offering plenty of counter and tons of cupboard space. Both bedrooms are purposefully placed to provide maximum privacy and comfort for the owners or guests. The master suite includes a full 4-piece en-suite. Sliding glass doors open to the second bedroom (office or flex space) perfect for guests with a full 3-piece bathroom located just steps away. With Stampede Park and local cafes just minutes away, this unit provides a vibrant urban lifestyle. This condominium offers the flexibility that is perfect for first time buyers, young couples or investors.