

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

MLS® #A2202993

\$425,000

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

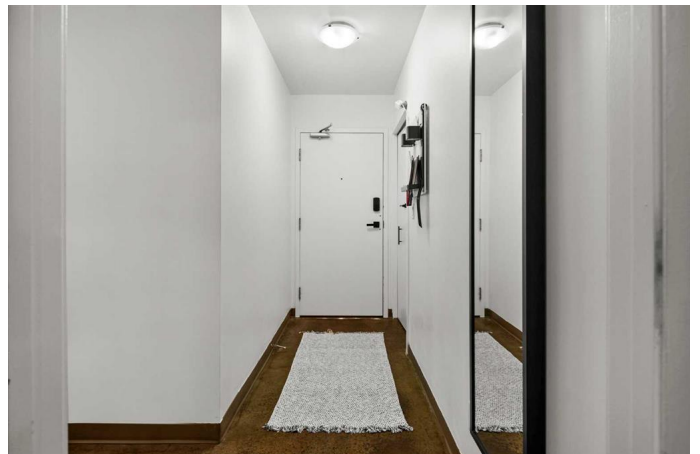
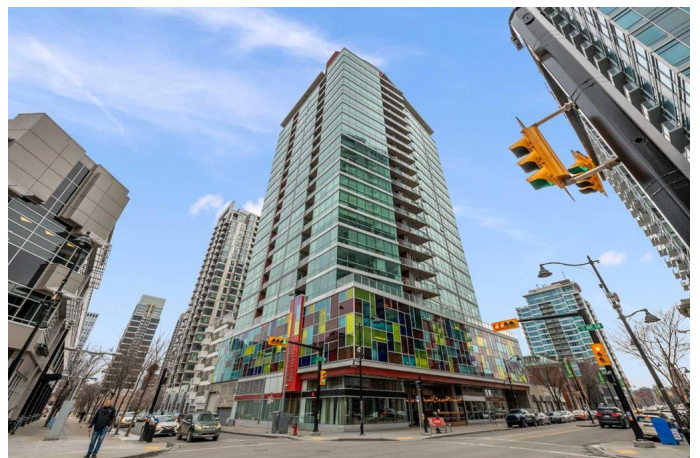
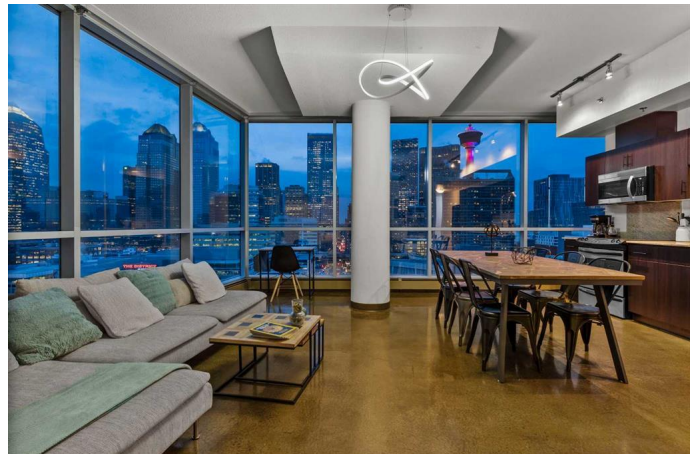
Beltline, Calgary, Alberta

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.

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.

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.

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.

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	15
Zoning	CC-COR

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.