

# \$295,000 - 405, 1334 13 Avenue Sw, Calgary

MLS® #A2252914

**\$295,000**

1 Bedroom, 1.00 Bathroom, 919 sqft

Single Family on 0.00 Acres

Beltline, Calgary, Alberta

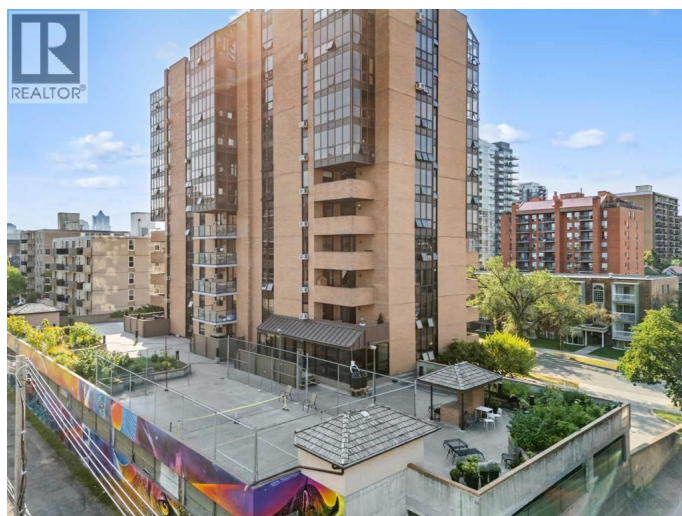
Spacious Corner Unit in the Heart of Downtown Calgary – 1 Bed + Den | Prime Location. Welcome to urban living at its finest! This exceptionally large 1 bedroom + den, 1 bathroom corner unit offers an unbeatable combination of space, natural light, and location – all in the vibrant core of Downtown Calgary. Boasting over 935 SQFT of thoughtfully designed living space, this open-concept layout is perfect for professionals, investors, or anyone seeking the convenience of downtown living without sacrificing comfort. The expansive floor-to-ceiling windows flood the home with natural light and offer stunning cityscape views, while the spacious den/office provides the ideal work-from-home setup or flex space for guests or hobbies. The contemporary open concept kitchen features stainless steel appliances, and sleek cabinetry, making it perfect for cooking and entertaining. The primary bedroom is bright and spacious with ample closet space, and the 4-piece bathroom includes modern finishes, and fresh paint. Building amenities include SUANA / PICKLEBALL COURT / FITNESS CENTER (id:6289)

Built in 1980

## Essential Information

Listing # A2252914

Price \$295,000



Bedrooms	1
Bathrooms	1.00
Square Footage	919
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	405, 1334 13 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T3C3S2

### Amenities

Amenities	Park, Playground, Schools, Shopping, Exercise Centre, Party Room, Sauna
Features	See remarks, Sauna, Parking
Parking Spaces	1

### Interior

Appliances	Refrigerator, Oven - Electric, Dishwasher, Microwave, Garburator, Hood Fan, Washer/Dryer Stack-Up
Heating	Baseboard heaters
Cooling	None
# of Stories	12

### Exterior

Exterior	Brick, Concrete
Construction	Poured concrete

### Listing Details

Listing Office	Real Broker
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