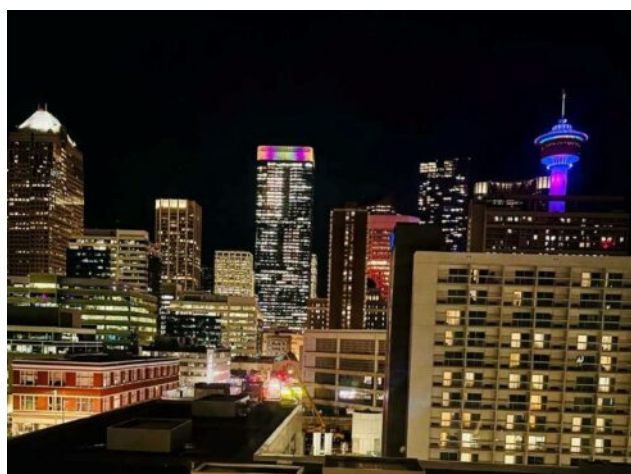


**702, 135 13 Avenue SW
Calgary, Alberta**

MLS # A2233805



\$369,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	700 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 515
Basement:	-	LLD:	-
Exterior:	Concrete, Glass, Metal Siding	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

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.