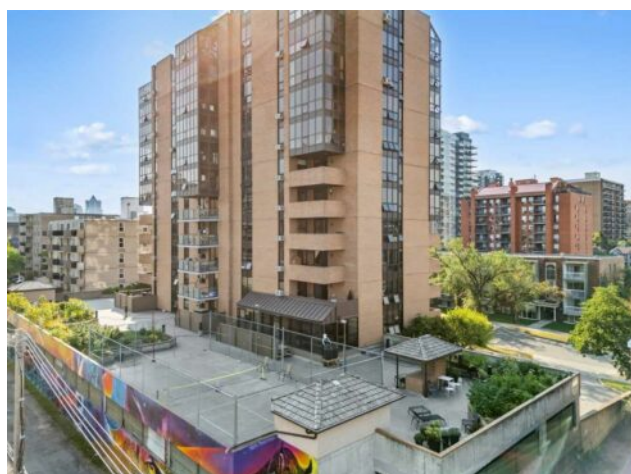


**405, 1334 13 Avenue SW
Calgary, Alberta**

MLS # A2284663



\$285,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	919 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 666
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: window coverings

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 NEWLY PAINTED 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