

1806, 135 13 Avenue SW  
Calgary, Alberta

MLS # A2257735

**\$359,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Beltline                           |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 705 sq.ft.                         | Age:   | 2009 (16 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Heated Garage, Parkade, Secured    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                 |            |        |
|-------------|---------------------------------|------------|--------|
| Heating:    | Baseboard                       | Water:     | -      |
| Floors:     | Concrete                        | Sewer:     | -      |
| Roof:       | -                               | Condo Fee: | \$ 527 |
| Basement:   | -                               | LLD:       | -      |
| Exterior:   | Concrete                        | Zoning:    | CC-COR |
| Foundation: | -                               | Utilities: | -      |
| Features:   | No Animal Home, No Smoking Home |            |        |

Inclusions: None

AIRBnB/short term rental friendly building! Perched on the 18th floor, this stylish 2-bedroom, 1-bathroom unit showcases spectacular downtown Calgary views through expansive floor-to-ceiling windows. The bright, open layout features polished concrete floors, in-suite laundry, and comes with a secured, heated parking stall in this solid concrete building. Enjoy a prime Beltline location with a 98/100 Walk Score and 94/100 Bike Score—just steps from some of Calgary’s best restaurants, cafe’s and shops. Right next door you’ll find Vine Arts, Proof Cocktail Lounge, Anytime Fitness and First Street Market. Building amenities include a 4th-floor terrace garden and convenient bike storage. This is inner-city living at its finest—whether as a home or investment!