

\$369,900 - 702, 135 13 Avenue Sw, Calgary

MLS® #A2233805

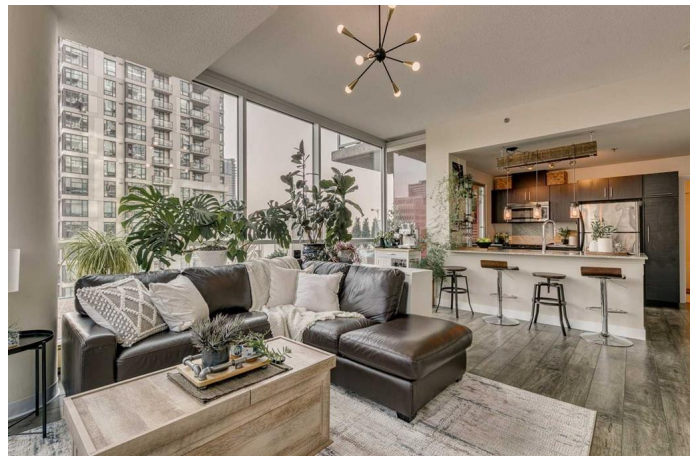
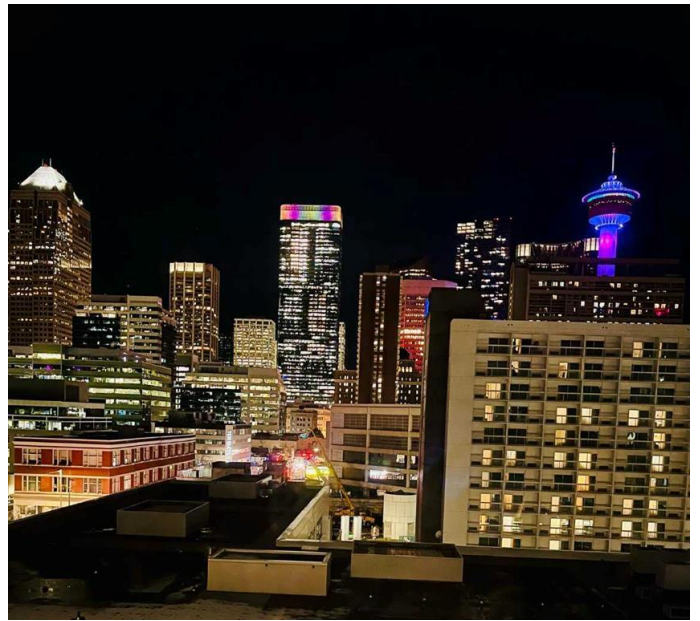
\$369,900

2 Bedroom, 1.00 Bathroom, 700 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

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.

Built in 2008

Essential Information

MLS® #	A2233805
Price	\$369,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	700
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	702, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0W8

Amenities

Amenities	Bicycle Storage, Elevator(s), Roof Deck, Secured Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard

Cooling	Central Air
# of Stories	23

Exterior

Exterior Features	Balcony
Construction	Concrete, Metal Siding, Glass

Additional Information

Date Listed	June 26th, 2025
Days on Market	4
Zoning	CC-COR

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.