

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

MLS® #A2233805

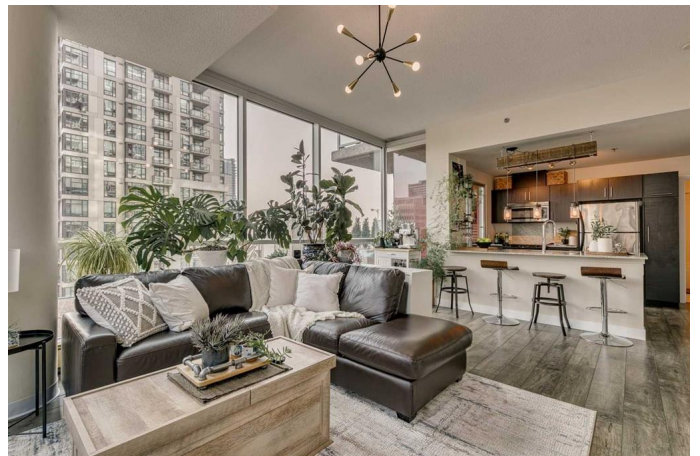
**\$369,900**

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), Secured Parking, Snow Removal, Trash, Roof Deck
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	11
Zoning	CC-COR

### Listing Details

Listing Office	RE/MAX First
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