



# 135 13 Avenue Calgary Alberta

\$375,000

Welcome to your urban oasis! Nestled in the vibrant heart of Calgary's Beltline, this contemporary 2-bedroom, 1-bathroom condo is a haven of style and comfort. As you step inside, you're greeted by an abundance of natural light pouring in through the expansive floor-to-ceiling windows, offering breathtaking views of the cityscape. The modern polished concrete floors lead you through a seamless open-concept kitchen and living space, adorned with sleek granite countertops and chic sliding glass doors. The space is designed for both relaxation and entertainment, with a shared terrace on the 4th floor that invites you to enjoy the outdoors. Convenience is at your fingertips with titled underground parking, secure bike storage, and low condo fees. Located just steps away from trendy restaurants, lively pubs, and state-of-the-art fitness studios, this condo is an ideal match for a first-time homebuyer, a savvy investor, or anyone looking to expand their Airbnb portfolio and generate passive income. Don't miss the chance to make this stunning Beltline beauty your own! (This condo has the option be to be purchased fully furnished) (id:6769)

4pc Bathroom 8.80 M x 5.60 M  
 Primary Bedroom 10.60 M x 11.20 M  
 Bedroom 9.10 M x 11.00 M

Kitchen 13.40 M x 6.11 M  
 Living room 13.80 M x 10.60 M  
 Dining room 13.90 M x 3.60 M

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca