



# 1334 13 Avenue Calgary Alberta

\$389,000

Welcome to a unit that combines a prime Beltline location with modern luxury. This stunning property is perfectly situated in the heart of downtown, offering unbeatable access to the city's vibrant scene while providing a serene retreat. Bathed in natural light, the open-concept living space highlights the sleek, modern design and fully upgraded features throughout. The kitchen is a chef's delight, featuring state-of-the-art stainless steel appliances and elegant quartz countertops that blend style with functionality. Whether you're preparing a gourmet meal or enjoying a casual breakfast, this space is both beautiful and practical. Step outside to your private enclosed patio, an ideal spot for relaxing with a morning coffee or unwinding after a busy day. The tranquil outdoor area provides an inviting extension of your living space, perfect for entertaining or simply enjoying some fresh air. The building offers a range of top-notch amenities designed to enhance your lifestyle. From a state-of-the-art fitness center to racquet courts and a sauna, every detail has been thoughtfully curated for your convenience and enjoyment. The property includes 1 assigned, underground parking stall. (id:6769)

Dining room 10.83 Ft x 10.25 Ft  
Other 10.50 Ft x 12.00 Ft  
Living room 14.17 Ft x 11.83 Ft  
Bedroom 8.08 Ft x 12.33 Ft  
Primary Bedroom 10.25 Ft x 13.00 Ft

Other 4.75 Ft x 7.00 Ft  
2pc Bathroom 4.75 Ft x 5.00 Ft  
4pc Bathroom 4.92 Ft x 10.25 Ft  
Laundry room 5.08 Ft x 7.25 Ft  
Other 4.58 Ft x 5.42 Ft

Listing Presented By:



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<http://www.amesrealestate.ca/>



**RE/MAX REAL ESTATE  
(CENTRAL)**

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