



## 135 13 Avenue Calgary Alberta

\$339,900

Welcome to your chic urban retreat! Fit for both personal enjoyment, and perfect for the saavy investor (short term rental friendly). This bright one-bedroom condo is the epitome of modern living, featuring an open-concept floorplan that maximizes space and style. Step inside and be greeted by sleek, polished concrete flooring and contemporary frosted glass sliding doors that offer a seamless flow between spaces. With soaring 9.5 ft ceilings and floor-to-ceiling windows, the unit is bathed in natural light, creating a bright, airy atmosphere. Enjoy your morning coffee on the east-facing balcony complete with bbq gas line, perfectly positioned to soak in the sunrise. The kitchen offers granite countertops, stainless steel appliances, and rich chocolate brown flat-panel cabinetry. The bathroom mirrors the same upgraded finishes, giving the entire unit a cohesive, sophisticated vibe. Additional features include secured titled underground parking, AC, and expansive views. Whether you're entertaining guests or enjoying a quiet evening at home, this stylish condo offers the perfect blend of modern design and urban convenience. Located in the heart of Calgary's downtown scene with highly rated Restaurants right across the street, coffee shops, hot yoga, and a convenient cocktail bar right in the building - just to name a few! Call now for your private viewing! (id:6769)

4pc Bathroom 8.92 Ft x 5.50 Ft

Bedroom 9.75 Ft x 10.08 Ft

Dining room 7.58 Ft x 8.42 Ft

Kitchen 9.58 Ft x 11.00 Ft

Living room 17.67 Ft x 11.83 Ft

Listing Presented By:



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**REALTY**

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