



# 1213 13 Avenue Calgary Alberta

\$359,900

UPDATED PENTHOUSE 2 BEDROOM, 2 BATHROOM, 2 BALCONY END UNIT in the heart of the beltline! Mere steps away from vibrant 17th Avenue with nightlife, dining, pubs, diverse shops and much more right at your doorstep. A recently renovated lobby greets guests and welcomes you home. Concrete building construction with no neighbours above your unit creates a private sanctuary to retreat to with over 1,125 sq. ft. of thoughtfully designed space. The kitchen is beautifully updated with ample space for meal prep, cooking and entertaining featuring stainless steel appliances, granite countertops, glass backsplash and full-height cabinets for ample storage. Gleaming hardwood floors are illuminated by an abundance of natural light in the living and dining rooms, open to each other for a natural flow. The living room is huge and can easily be divided by furniture to create a separate zone for a home office or hobby space. Patio sliders lead to the first (20') balcony encouraging summer barbeques and time spent unwinding with the city lights as the breathtaking backdrop. The primary bedroom is a true owner's sanctuary thanks to the extremely generous size, private balcony for peaceful morning coffees and a private ensuite all to yourself, no need to share! The second bedroom is ideally situated beside the 4-piece main bathroom making it perfect for guests, roommates or working from home. There is a free (no coins required!) laundry area for residents on each level, however, if you prefer there are also in-suite hook-ups in the foyer closet. The building has a healthy reserve fund, an on-site caretaker, upgraded windows and patio doors, secure parking, assigned interior storage and condo fees that include ALL utilities! Outstanding inner-city location, close to everything plus just a quick bike ride to the river, downtown and beyond! (id:6769)

Kitchen 7.75 Ft x 10.50 Ft

Living room 12.00 Ft x 19.33 Ft

Dining room 7.75 Ft x 15.17 Ft

Other 19.75 Ft x 5.67 Ft

Other 4.92 Ft x 19.33 Ft

Storage 6.33 Ft x 3.00 Ft

Primary Bedroom 12.50 Ft x 18.92 Ft

Bedroom 12.58 Ft x 12.17 Ft

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

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**RE/MAX Realty Professionals**

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