



## 1334 13 Avenue Calgary Alberta

\$269,900

Who will be the lucky buyer of this spacious and beautiful 2 bedroom 8th floor condo in The Huntsman? Offering a vast variety of amenities and conveniently located near downtown Calgary, this condo features floor to ceiling windows allowing you to soak up all the sun from the East facing exposure. Being a corner unit provides a 3 direction view of the long horizon from various windows, making the interior feel even more spacious. Large 931 sq ft open floorplan, air conditioning system, tall 9 ft high ceilings, elegant oak cabinets in the kitchen and bathroom, laminate and tile flooring throughout. Two good sized bedrooms, both with ample closet space, 4 pc bath has a cheater door that can be accessed from the primary bedroom. Relax in your private enclosed balcony / sunroom year-round, also the perfect place for your plants to thrive! In-suite laundry, underground parking stall has plug for winter, and separate storage locker is included for your convenience. The Huntsman is a professionally managed, pet friendly (with board approval) building, with a range of amenities, including a gym, sauna, tennis courts, a pickleball court, a rooftop terrace, and a community garden. Upgrades done in recent years include new elevators and an updated lobby. Situated within walking distance of downtown Calgary, a few blocks from the river for jogging, and a few blocks from 17 Ave shopping and dining. With easy access to various amenities and attractions, and recreational opportunities, this unit has the comfortable and convenient lifestyle that you seek. (id:6769)

Other 5.83 Ft x 5.58 Ft

Kitchen 8.67 Ft x 9.83 Ft

Dining room 8.33 Ft x 13.33 Ft

Living room 14.00 Ft x 14.50 Ft

Sunroom 13.42 Ft x 7.58 Ft

Laundry room 3.00 Ft x 4.67 Ft

Bedroom 13.92 Ft x 8.67 Ft

Primary Bedroom 11.92 Ft x 11.92 Ft

4pc Bathroom 11.75 Ft x 4.92 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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