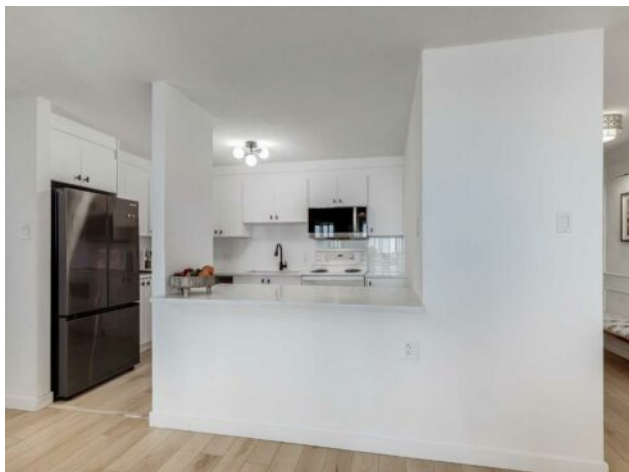


1006, 1334 13 Avenue SW
Calgary, Alberta

MLS # A2213066



\$339,700

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	729 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

Welcome to your CITY SPRING SPECIAL! As you arrive at this ELEGANT high-rise, your pulse quickens—this is no ordinary condo! Step through the STATELY entrance, ride to the 10th floor, and enter a space that instantly feels like HOME. You’re greeted by BREATHTAKING CITY VIEWS through the glass-enclosed balcony—a perfect spot to unwind after a long day. The WARM & INVITING living room wraps you in COMFORT, while the fully RENOVATED kitchen adds MODERN style & function. The primary bedroom is a ROMANTIC RETREAT, boasting even more panoramic views of the skyline. The spa-like bath offers both a soothing soak and a REFRESHING shower, while in-suite laundry ensures everyday CONVENIENCE. Need a home office or guest room? The second bedroom offers FLEXIBLE space to suit your lifestyle. Outside your door, enjoy RESORT-STYLE amenities including a full gym, sauna, tennis courts, and a BBQ area—urban living at its finest! Own it for just \$16,985 down and \$1,763.63/month (O.A.C.) Don’t let this opportunity pass you by—book your private tour today and discover your personal city paradise!