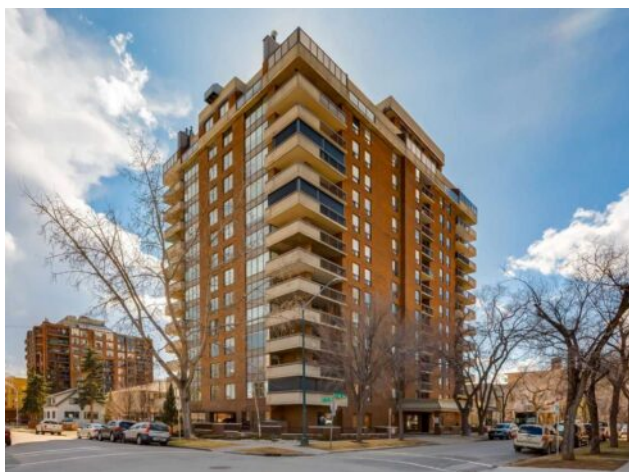


210, 1001 13 Avenue SW  
Calgary, Alberta

MLS # A2302028



## \$572,500

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,564 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 1,000
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage, Track Lighting, Walk-In Closet(s)

**Inclusions:** Shed on Deck

Life in the Beltline begins with a setting that balances vibrant city energy with the comfort of a quiet, tree-lined street. Expansive proportions define this end unit, where over 1,500 sq ft creates a sense of space rarely found in inner-city living. Natural light pours through oversized corner windows, drawing attention across the open-concept layout and enhancing the warmth of durable laminate flooring and elegant crown molding. Entertain with ease in a thoughtfully designed kitchen where granite countertops, full-height cabinetry, stainless steel appliances and a large centre island come together for both casual gatherings and everyday function. Conversations carry effortlessly into the adjacent dining area while maintaining a seamless connection to the main living space. French doors extend your living area into a 3-season sunroom, creating a bright transitional space that invites morning coffee or evening unwinding. Fresh air and sunshine continue outdoors onto an exceptionally large private patio, offering a rare opportunity for outdoor living in an inner-city setting. Rest comes easily in a spacious primary bedroom that accommodates full sized furnishings while connecting to a private ensuite complete with a jetted soaker tub and a custom walk-in closet designed for organized daily living. Flexibility is built into the second bedroom where custom built-ins support a comfortable guest room or a refined home office. An additional bathroom with an oversized shower enhances convenience for both residents and visitors. Everyday routines are simplified with in-suite laundry, while two titled parking stalls add long-term value, including one heated underground space and one partially covered outdoor stall. Outstanding building amenities include bike storage, a social room, a guest suite for visiting friends or family and a fitness room slated for upgrade.

Steps from 17th Avenue place dining, boutiques, cafes, transit within the free C-Train zone, parks and pathways all within easy reach, creating a lifestyle where daily errands and evenings out feel effortlessly connected.