



GRASSROOTS
REALTY GROUP

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**1905, 135 13 Avenue SW
Calgary, Alberta**

MLS # A2235862



\$449,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	900 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 659
Basement:	-	LLD:	-
Exterior:	Concrete, Glass, Metal Siding	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Experience luxury living like you've never seen in this stunning 2 bed, 2 bath home with never-ending 19th story panoramic urban skyline views facing NW, the best possible orientation. Enjoy the lights of downtown Calgary as your urban nightlight as well as breathtaking sunsets to the west in this Airbnb friendly building. Located in one of Calgary's most electric neighborhoods, live mere steps from some of Calgary's premiere restaurants, stores, gyms, cafes and more. Showcasing beautiful, polished concrete floors, 9.5-foot ceilings, central air conditioning, granite countertops, and unobstructed views through floor-to-ceiling windows, this condo is an architectural marvel and has everything you could need. As you enter the home, you are greeted by a spacious entryway with room for bench seating, and a large, walk-in coat closet with additional storage. The open concept main living area flows seamlessly and boasts a stylish kitchen with stainless steel appliances, a stylish upgraded backsplash, and gleaming granite countertops. The kitchen opens to your main living area that features designer lighting and ample room to relax and entertain while enjoying remarkable views from every corner of your home. Down the hall you will find the primary bedroom with a large west facing window, two closets, and a 4-piece bathroom with granite countertops. The second spacious bedroom is located down the hall from the primary for extra privacy, features west facing floor-to-ceiling windows, and leads to your large, west facing patio with natural gas hookup; the perfect place to unwind and relax while never missing a sunset. A 3-piece bathroom completes this amazing space. This incredible home comes complete with in suite laundry and titled, heated parking. Situated in the heart of Calgary's premiere entertainment district, this incredible residence

is just steps from Haultain Park, tennis courts, 17th Avenue, Mission, the C-Train, the Stampede grounds, the Saddledome, and every boutique amenity you could imagine.