



GRASSROOTS
REALTY GROUP

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1806, 135 13 Avenue SW
Calgary, Alberta

MLS # A2257735



\$359,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	705 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Secured		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	-	Condo Fee:	\$ 527
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

AIRBnB/short term rental friendly building! Perched on the 18th floor, this stylish 2-bedroom, 1-bathroom unit showcases spectacular downtown Calgary views through expansive floor-to-ceiling windows. The bright, open layout features polished concrete floors, in-suite laundry, and comes with a secured, heated parking stall in this solid concrete building. Enjoy a prime Beltline location with a 98/100 Walk Score and 94/100 Bike Score—just steps from some of Calgary’s best restaurants, cafe’s and shops. Right next door you’ll find Vine Arts, Proof Cocktail Lounge, Anytime Fitness and First Street Market. Building amenities include a 4th-floor terrace garden and convenient bike storage. This is inner-city living at its finest—whether as a home or investment!