606, 1334 13 Avenue SW
Calgary, Alberta

MLS # A2263826

$273,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	735 sq.ft.	**Age:**	1980 (45 yrs old)
Beds:	1	**Baths:**	1

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 522
Basement:	-	**LLD:**	-
Exterior:	Concrete	**Zoning:**	CC-MH
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions:	None

Make your dream of inner-city living a reality with this bright and modern one-bedroom + den suite in The Huntsman, perfectly located in the heart of Calgary’s Beltline. Just steps from the Bow River pathways, 17th Ave’s trendy shops and nightlife, and the downtown core. Convenience and lifestyle are at your doorstep. This updated 6th-floor unit offers over 700 sq. ft. of stylish living space, now featuring updated vinyl plank flooring throughout for a clean and contemporary feel. The expansive floor-to-ceiling windows flood the home with natural light while showcasing stunning city views. The open-concept kitchen boasts sleek stainless steel appliances and a functional pull-up eating bar — perfect for casual dining or entertaining. The spacious den/office provides the ideal work-from-home setup, while the private balcony is your own outdoor retreat offering beautiful downtown views. The suite also includes in-suite laundry, modern bathroom finishes, and ample storage and an underground heated parking stall . Residents of this well-managed, updated building enjoy exceptional amenities, including a fitness center, sauna, hot tub, and even a pickleball court! From the moment you step into the refreshed lobby, you’ll appreciate the pride of ownership throughout the property. Whether you're a first-time buyer, urban professional, or savvy investor, this move-in-ready unit has it all — space, style, and location in one of Calgary’s most vibrant communities.