



606, 1334 13 Avenue SW  
Calgary, Alberta

MLS # A2288876



**\$249,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	735 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 522
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-X2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Live where Calgary comes alive. This fully refreshed 1-bedroom plus den in The Huntsman offers the perfect blend of location, lifestyle, and recent upgrades, right in the heart of the Beltline just steps to 17th Avenue, the Bow River pathways, and downtown. This 6th-floor suite has been thoughtfully updated throughout. The entire apartment has been freshly repainted, creating a clean, bright, and modern feel from the moment you walk in. The countertops have been professionally refinished with a contemporary satin finish, cabinetry has been repaired and refreshed, and updated lighting enhances the space with a warm, polished look. Combined with updated laminate flooring and floor-to-ceiling windows showcasing stunning downtown views, the result is a move-in-ready home that truly stands out. Offering over 700 square feet of functional living space, the open-concept layout is flooded with natural light. The kitchen features stainless steel appliances and a convenient pull-up eating bar, perfect for casual dining or entertaining. The spacious den provides flexibility for a dedicated home office, guest area, or creative space. Step onto your private balcony and take in beautiful city views while enjoying the energy of inner-city living. The unit also includes in-suite laundry, modern bathroom finishes, ample storage, and a heated underground parking stall. Residents of The Huntsman enjoy excellent amenities including a fitness centre, sauna, hot tub, pickleball court, and a refreshed lobby that reflects strong pride of ownership in this well-managed building. With extensive recent updates, incredible walkability, and unbeatable urban convenience, this is a fantastic opportunity for first-time buyers, professionals, or investors looking for strong value in one of Calgary's most vibrant communities. Fresh, stylish, and ready for immediate possession, this

Beltline gem is ready for its next chapter