



1002, 1334 13 Avenue SW
Calgary, Alberta

MLS # A2293530



\$285,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	862 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 723
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: Window Air Conditioner, TV and wall mount

Bright corner two bedroom condo in The Huntsman filled with natural light from the south and east facing windows. The enclosed sunroom offers a great space to unwind and relax at the end of the day. Features include upgraded laminate flooring, an open kitchen with stainless steel appliances and tile backsplash, and a separate dining area. The unit also offers a spacious primary bedroom, good-sized second bedroom, 4-piece bathroom, in-suite laundry, and in-suite storage room, plus the convenience of underground parking. The building also has a gym with a sauna, a courtyard for entertaining, gardening area and a pickleball court. Excellent location close to transit, restaurants, and coffee shops just steps away. Only four blocks to the Sunalta C-Train station with a bus stop right outside the building, making commuting easy. A great opportunity for first-time buyers, investors, or anyone looking for a place to call home.