



**801, 1334 13 Avenue SW  
Calgary, Alberta**

**MLS # A2297248**



**\$274,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	933 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Plug-In, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 788
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** None

Offering an impressive range of amenities and set just minutes from downtown Calgary, this bright corner-unit condo showcases floor-to-ceiling windows that capture abundant morning light from its East exposure. The corner layout provides views in three directions, giving the home an airy, expansive feel. Inside, you’ll find a generous 931 sq ft open-concept floorplan with 9 ft ceilings, air conditioning, stylish oak cabinetry in both the kitchen and bathroom, and durable laminate and tile flooring throughout. Both bedrooms are comfortably sized with ample closet space, and the 4-piece bathroom includes a convenient cheater door connecting directly to the primary bedroom. Enjoy the luxury of a fully enclosed balcony/sunroom that can be used year-round—an ideal spot to unwind or let your plants flourish. Additional perks include in-suite laundry, a underground parking stall with a winter plug, and a separate storage locker. The Huntsman is a professionally managed, pet-friendly building pending board approval offering an impressive list of amenities: a fitness center, sauna, tennis courts, pickleball court, and community garden. Recent upgrades include modernized elevators and a refreshed lobby. Its prime location puts you within walking distance of downtown, close to the river pathways for jogging, and just a few blocks from the shops and restaurants along 17th Ave. With easy access to recreation, conveniences, and urban attractions, this unit delivers the comfortable, connected lifestyle you’re looking for.