



2207, 135 13 Avenue SW
Calgary, Alberta

MLS # A2132121



\$525,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	1,056 sq.ft.	Age:	2010 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 775
Basement:	-	LLD:	-
Exterior:	Concrete, Glass, Stucco	Zoning:	CC-COR
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: None

Absolutely stunning 2-level penthouse unit offering a luxurious lifestyle with 2 bedrooms, 2 full baths, 2 titled parking stalls and breathtaking westward vistas! The contemporary open main level exudes sophistication, featuring hardwood floors, lofty ceilings, and an entire wall of floor-to-ceiling windows that flood the space with natural light. The expansive living and dining areas seamlessly flow into the well-appointed kitchen, boasting Caesarstone quartz countertops, striking dark cabinetry, a functional island/eating bar, and a stainless steel appliance package. Completing this level is a convenient 4-piece bath. Ascend to the second level to discover two bedrooms and an in-suite laundry for added convenience. The primary bedroom is a sanctuary, offering a walk-in closet and a private 5-piece ensuite featuring dual sinks, a soothing jetted tub, and a separate shower. Enjoy panoramic views of the mountains, downtown, or the sparkling city lights from your own private 24-foot balcony, creating a perfect space for relaxation and entertainment. Notable features abound, including central air conditioning, secured bike storage, and an expansive outdoor patio on the fourth floor for residents to enjoy. The unbeatable central location places you mere steps from Haultain Park and tennis courts, within walking distance to Stampede Park, downtown, vibrant 17th Avenue shops, and restaurants, while also being close to schools and public transit. Immediate possession is available, making this penthouse an exceptional opportunity for those seeking a sophisticated urban lifestyle in a prime location!