



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

604, 1334 13 Avenue SW
Calgary, Alberta

MLS # A2150723



\$325,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	970 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 688
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Previously owner-occupied and true pride of ownership! Welcome to this stunning 2-bedroom, 1-bathroom + sunroom apartment on the 6th floor of a meticulously maintained building. From the moment you enter The Huntsman, you'll be captivated by its modern and elegant lobby, featuring two elevators and access directly to the underground parkade! This corner unit boasts a beautiful & unobstructed SW facing panoramic view from the large windows, filling the space with abundant light. The open-concept design seamlessly connects the kitchen, dining, and living areas. Noticing the beautifully renovated kitchen and bathroom. As well as ample storage and in-suite laundry for your convenience! The primary bedroom features a large walk in closet with floor-to ceiling windows bringing in all that beautiful natural light. An additional 80-square-foot enclosed sunroom offers a versatile space perfect for entertaining or relaxing while enjoying the spectacular view! The Huntsman offers a range of amenities, including underground parking, a garbage chute, bike room, storage locker, fitness centre, sauna, second-floor rooftop patio, gardens, and a pickleball/tennis court. Situated within a 5-block radius of the C-Train, 17th Ave, grocery store, and Bow River walking paths, this location is perfect for embracing city life. Don't miss this incredible opportunity to make this beautiful apartment your new home.