

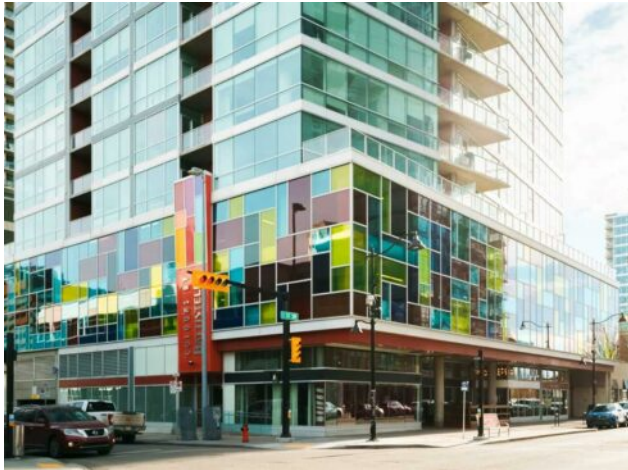


GRASSROOTS
REALTY GROUP

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705, 135 13 Avenue SW
Calgary, Alberta

MLS # A2207522



\$450,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	969 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Views		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 647
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	CC-COR
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Soaking Tub, Stone Counters, Storage		
Inclusions:	N/A		

Sophisticated 2 bedroom, 2 bathroom corner unit in the pulse of the city with some of Calgary's best restaurants and nightlife minutes from your door. Breathtaking views with floor-to-ceiling, wall-to-wall, corner windows await in this executive corner unit. The wide open floor plan with polished concrete floors and timeless finishes offers unobstructed downtown and Calgary Tower views. The sleek kitchen features stainless steel appliances, rich cabinets and stone countertops. The living room is an inviting space to gather and unwind or spend the warm weather on the adjacent balcony soaking up those outstanding views. The primary bedroom boasts dual closets and a 4-piece ensuite. Adding to your comfort and convenience are a second bathroom for guests, a second full bathroom, in-suite laundry and heated underground parking. Situated in the midst of Calgary's premier entertainment district, just steps away from the stampede grounds, Central Memorial Park, Haultain tennis courts and vibrant 17th Ave, with dining, pubs, bars, diverse shops and much more right at your doorstep.