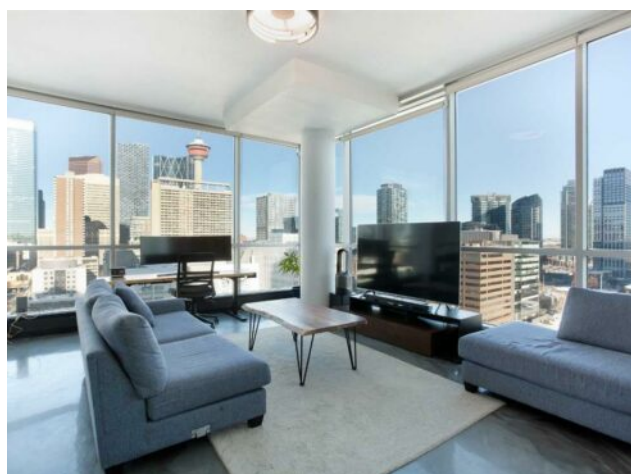


1302, 135 13 Avenue SW
Calgary, Alberta

MLS # A2272622



\$375,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	687 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	-	Condo Fee:	\$ 515
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	CC-COR
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, See Remarks		

Inclusions: NA

Perfectly positioned in the heart of Calgary's vibrant Beltline on 1st Street SW, this bright corner-unit condo offers 2 bedrooms, 1 bathroom, and 687 sq. ft. of thoughtfully designed living space, surrounded by wraparound windows that flood the home with natural light and showcase beautiful city views. The open-concept layout is both functional and inviting, ideal for everyday living and entertaining. The kitchen features newer appliances and modern finishes, seamlessly connecting to the bright living and dining areas for a clean, contemporary feel. Recent upgrades include durable epoxy flooring and updated light fixtures with integrated smart lighting throughout most of the home (excluding the second bedroom and bathroom). All smart features connect to a centralized hub, offering effortless control and customizable ambiance. The home also features the convenience of in-suite laundry and includes a titled parking stall — a valuable asset for inner-city living. Step outside and experience one of Calgary's most walkable and energetic neighbourhoods. Located just steps from First Street Market, Proof Cocktail Bar, and an incredible selection of restaurants, cafés, and nightlife, this address puts the best of the city at your doorstep. The Stampede Grounds and downtown core are only minutes away, making this an ideal property for professionals, investors, or anyone seeking an elevated urban lifestyle. Offering exceptional location, style, and functionality, this Beltline corner unit is a standout opportunity for sophisticated inner-city living.