

# \$299,900 - 802, 1334 13 Avenue Sw, Calgary

MLS® #A2193540

## \$299,900

2 Bedroom, 1.00 Bathroom, 865 sqft

Residential on 0.00 Acres

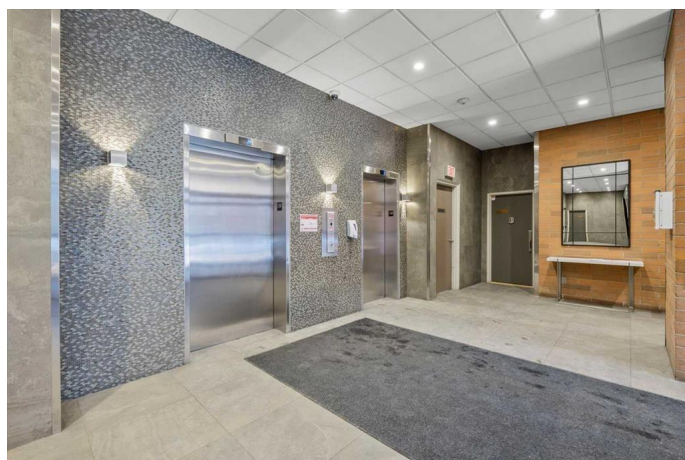
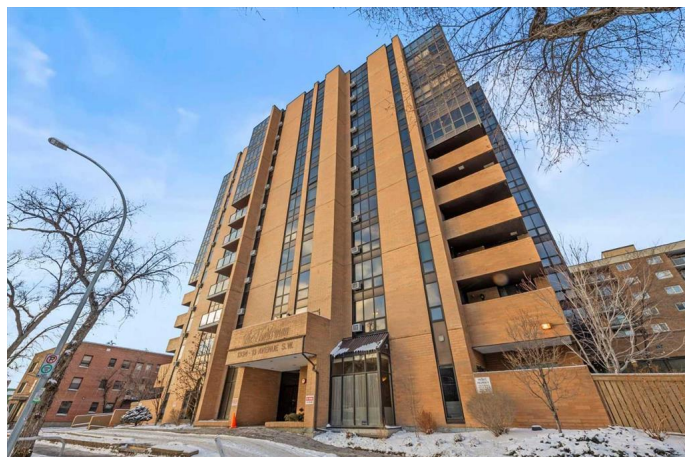
Beltline, Calgary, Alberta

Spacious end unit in move in condition. This two bedroom condominium is bright and sunny SE corner, - The location of the Huntsman building is ideal for people wanting to capitalize by living in the Beltline district. The updates included with this condominium are cork flooring in the living and dining room, appliances paint and decor. There is secure underground parking, in suite laundry, in suite storage, window unit air conditioning and an added bonus with this unit is the fully enclosed balcony for year round enjoyment. Great location just 4 blocks from the Sunalta C-Train station and has a bus stop right outside the building, transit will not be an issue. Great opportunity to purchase a large unit in a well established building.

Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2193540    |
| Price          | \$299,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 865         |
| Acres          | 0.00        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                |
|--------|----------------|
| Style  | High-Rise (5+) |
| Status | Active         |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 802, 1334 13 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 3S2                |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Secured Parking, Racquet Courts, Sauna, Spa/Hot Tub |
| Parking Spaces | 1                                                                                |
| Parking        | Parkade, Stall                                                                   |
| # of Garages   | 1                                                                                |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage                                                    |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Oven |
| Heating           | Natural Gas, Radiant                                                                        |
| Cooling           | Window Unit(s)                                                                              |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Electric, Living Room                                                                       |
| # of Stories      | 12                                                                                          |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony, Tennis Court(s) |
| Roof              | Tar/Gravel               |
| Construction      | Concrete, Brick          |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 9th, 2025 |
| Days on Market | 83                 |
| Zoning         | CC-MH              |

**Listing Details**

Listing Office                    Century 21 Bamber Realty LTD.

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