

# \$449,900 - 1905, 135 13 Avenue Sw, Calgary

MLS® #A2235862

**\$449,900**

2 Bedroom, 2.00 Bathroom, 900 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience luxury living like you've never seen in this stunning 2 bed, 2 bath home with never-ending 19th story panoramic urban skyline views facing NW, the best possible orientation. Enjoy the lights of downtown Calgary as your urban nightlight as well as breathtaking sunsets to the west in this Airbnb friendly building. Located in one of Calgary's most electric neighborhoods, live mere steps from some of Calgary's premiere restaurants, stores, gyms, cafes and more. Showcasing beautiful, polished concrete floors, 9.5-foot ceilings, central air conditioning, granite countertops, and unobstructed views through floor-to-ceiling windows, this condo is an architectural marvel and has everything you could need. As you enter the home, you are greeted by a spacious entryway with room for bench seating, and a large, walk-in coat closet with additional storage. The open concept main living area flows seamlessly and boasts a stylish kitchen with stainless steel appliances, a stylish upgraded backsplash, and gleaming granite countertops. The kitchen opens to your main living area that features designer lighting and ample room to relax and entertain while enjoying remarkable views from every corner of your home. Down the hall you will find the primary bedroom with a large west facing window, two closets, and a 4-piece bathroom with granite countertops. The second spacious bedroom is located down the hall from the primary for extra privacy, features west facing



floor-to-ceiling windows, and leads to your large, west facing patio with natural gas hookup; the perfect place to unwind and relax while never missing a sunset. A 3-piece bathroom completes this amazing space. This incredible home comes complete with in suite laundry and titled, heated parking. Situated in the heart of Calgary's premiere entertainment district, this incredible residence is just steps from Haultain Park, tennis courts, 17th Avenue, Mission, the C-Train, the Stampede grounds, the Saddledome, and every boutique amenity you could imagine.

Built in 2008

### Essential Information

MLS® #	A2235862
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	900
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1905, 135 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0W8

### Amenities

Amenities	Elevator(s), Parking, Secured Parking
-----------	---------------------------------------

Parking Spaces	1
Parking	Parkade, Secured, Titled, Underground

### Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	23

### Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Metal Siding, Glass

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	8
Zoning	CC-COR

### Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.