

# \$359,900 - 1806, 135 13 Avenue Sw, Calgary

MLS® #A2257735

**\$359,900**

2 Bedroom, 1.00 Bathroom, 705 sqft

Residential on 0.00 Acres

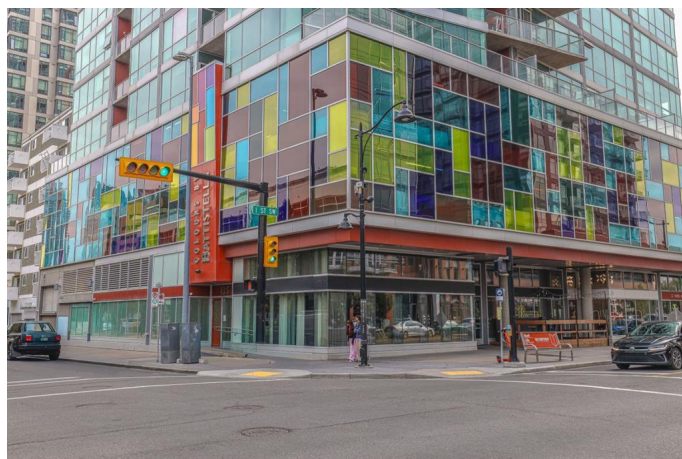
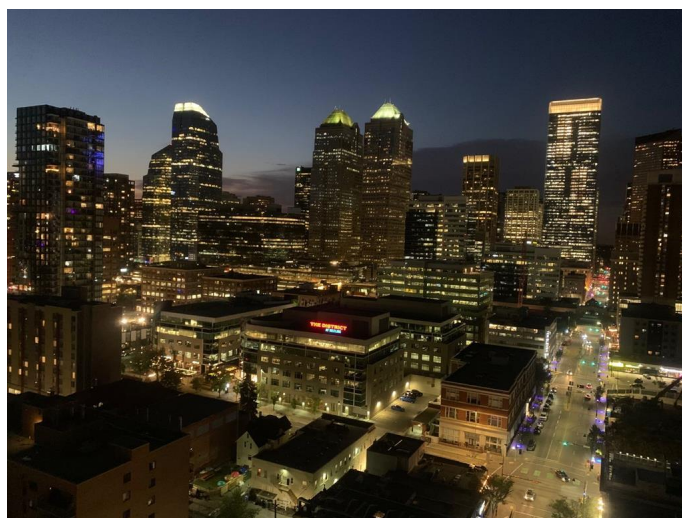
Beltline, Calgary, Alberta

AIRBnB/short term rental friendly building!  
Perched on the 18th floor, this stylish 2-bedroom, 1-bathroom unit showcases spectacular downtown Calgary views through expansive floor-to-ceiling windows. The bright, open layout features polished concrete floors, in-suite laundry, and comes with a secured, heated parking stall in this solid concrete building. Enjoy a prime Beltline location with a 98/100 Walk Score and 94/100 Bike Score—just steps from some of Calgary's best restaurants, cafe's and shops. Right next door you'll find Vine Arts, Proof Cocktail Lounge, Anytime Fitness and First Street Market. Building amenities include a 4th-floor terrace garden and convenient bike storage. This is inner-city living at its finest—whether as a home or investment!

Built in 2009

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257735    |
| Price          | \$359,900   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 705         |
| Acres          | 0.00        |
| Year Built     | 2009        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1806, 135 13 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0W8                |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Bicycle Storage                 |
| Parking Spaces | 1                               |
| Parking        | Heated Garage, Parkade, Secured |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                               |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Range |
| Heating           | Baseboard                                                                                     |
| Cooling           | Central Air                                                                                   |
| # of Stories      | 23                                                                                            |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | None     |
| Construction      | Concrete |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 43                   |
| Zoning         | CC-COR               |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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