

\$210,000 - 404, 1312 13 Avenue Sw, Calgary

MLS® #A2225641

\$210,000

1 Bedroom, 1.00 Bathroom, 572 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this beautifully maintained 1 bedroom, 1 bathroom condo located in the heart of Calgary's Beltline. This bright, south-facing unit features luxury vinyl plank flooring throughout, a spacious bedroom with dual closets, and a street-facing balcony for added light and charm.

The open-concept layout includes a designated dining area, and the kitchen is equipped with an island offering additional seating—perfect for casual meals or entertaining. Additional conveniences include in-unit laundry and a covered parking stall located on the side of the building.

This pet-friendly building offers excellent value with heat, water, and electricity included in the condo fees. Unbeatable location—close to 17th Avenue's many shops and restaurants, transit and parks.

Ideal for first-time buyers, investors, or those looking to enjoy low-maintenance inner-city living.

Built in 1969

Essential Information

MLS® # A2225641

Price \$210,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	572
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	404, 1312 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T3

Amenities

Amenities	Elevator(s), Other, Parking, Trash
Parking Spaces	1
Parking	Covered, Stall, Plug-In

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	7

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
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Days on Market	11
Zoning	CC-MH

Listing Details

Listing Office	RE/MAX First
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