

\$295,000 - 405, 1334 13 Avenue Sw, Calgary

MLS® #A2252914

\$295,000

1 Bedroom, 1.00 Bathroom, 919 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Spacious Corner Unit in the Heart of
Downtown Calgary â€” 1 Bed + Den | Prime
Location.

Welcome to urban living at its finest! This
exceptionally large 1 bedroom + den, 1
bathroom corner unit offers an unbeatable
combination of space, natural light, and
location â€” all in the vibrant core of Downtown
Calgary.

Boasting over 935 SQFT of thoughtfully
designed living space, this open-concept
layout is perfect for professionals, investors, or
anyone seeking the convenience of downtown
living without sacrificing comfort. The
expansive floor-to-ceiling windows flood the
home with natural light and offer stunning
cityscape views, while the spacious den/office
provides the ideal work-from-home setup or
flex space for guests or hobbies.

The contemporary open concept kitchen
features stainless steel appliances, and sleek
cabinetry, making it perfect for cooking and
entertaining. The primary bedroom is bright
and spacious with ample closet space, and the
4-piece bathroom includes modern finishes,
and fresh paint. Building amenities include
SUANA / PICKLEBALL COURT / FITNESS
CENTER

Built in 1980



Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2252914 |
| Price | \$295,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 919 |
| Acres | 0.00 |
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 405, 1334 13 Avenue Sw |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C 3S2 |

Amenities

| | |
|----------------|--|
| Amenities | Fitness Center, Party Room, Sauna, Secured Parking, Gazebo, Garbage Chute, Racquet Courts, Storage |
| Parking Spaces | 1 |
| Parking | Parkade, Assigned |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Electric Oven |
| Heating | Baseboard |
| Cooling | None |
| # of Stories | 12 |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Balcony |
| Construction | Brick, Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | September 1st, 2025 |
| Days on Market | 59 |
| Zoning | CC-MH |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.