

\$285,000 - 101, 1111 13 Avenue Sw, Calgary

MLS® #A2135261

\$285,000

2 Bedroom, 1.00 Bathroom, 859 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Discover urban living at its finest in this spacious 2-bedroom, 1-bathroom condo nestled in the heart of Calgary's vibrant Beltline. This stunning home features a beautifully updated kitchen with granite countertops and well-maintained appliances, perfect for culinary enthusiasts. The elegant laminate hardwood flooring throughout the unit enhances its modern appeal, while the wood-burning fireplace adds a touch of cozy charm.

Enjoy the convenience of in-suite laundry and ample storage space, including a large bathroom designed for comfort and functionality. The thoughtfully designed floor plan ensures a seamless flow from room to room, making this condo feel both open and inviting.

Step outside to your main-level patio, enclosed by a high fence for privacy, ideal for outdoor relaxation or entertaining. The building is quiet and well-maintained, offering peace and tranquility amidst the bustling city.

Additional features include underground heated parking, ensuring your vehicle is always warm and secure, and the unbeatable location directly across the street from a beautiful park. You'll be within walking distance to an array of trendy restaurants, coffee shops, and stores, making it the perfect spot for anyone wanting to experience the best



of city living.

This property is not only perfect for homeowners looking to immerse themselves in the urban lifestyle but also presents an excellent opportunity for investors seeking a prime rental property in a highly desirable area.

Don't miss out on this exceptional condo in Calgary's Beltline – it's the ideal place to call home or to add to your investment portfolio!

Built in 1981

Essential Information

MLS® #	A2135261
Price	\$285,000
Sold Price	\$312,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	859
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	101, 1111 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0L7

Amenities

Amenities	Elevator(s), Secured Parking
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Parking Spaces	1
Parking	Underground

Interior

Interior Features	Ceiling Fan(s), Granite Counters
Appliances	Built-In Oven, Dishwasher, Electric Range, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Cedar, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	June 6th, 2024
Days on Market	12
Zoning	CC-MH
HOA Fees	569.93
HOA Fees Freq.	MON

Listing Details

Listing Office	Greater Property Group
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