

\$250,000 - 606, 1312 13 Avenue Sw, Calgary

MLS® #A2154595

\$250,000

2 Bedroom, 1.00 Bathroom, 823 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

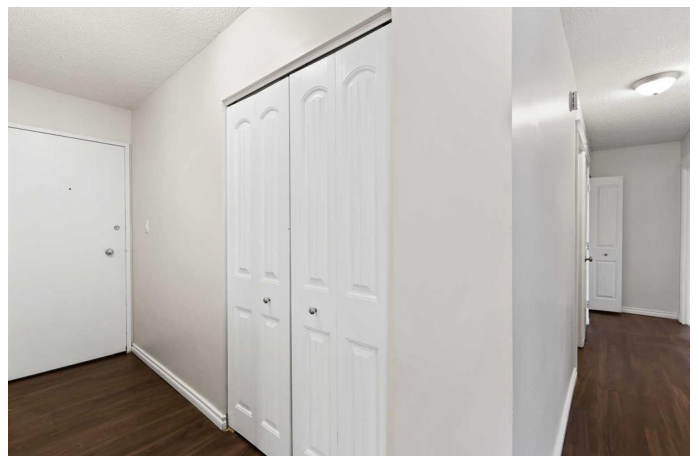
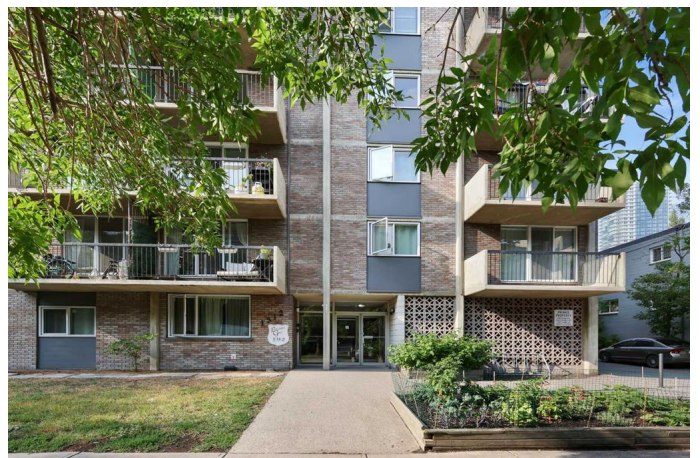
Prime investment opportunity or affordable option for a first time buyer! Located in the heart of the Beltline on a quiet tree-lined street this 2-bedroom condo is sure to impress! Well managed building with new windows, sliding doors, and roof. Condo fees include all utilities even electricity and a solid concrete building with no post tension! As you enter the open concept floorplan you are greeted with newer vinyl plank flooring. Open kitchen with maple cabinetry, slate tile backsplash, sleek black appliances, and island with raised bar ledge. Open to the dining room and spacious living room with new sliding doors out to the balcony with DT views. Good sized primary and 2nd bedroom with vinyl plank flooring and 4-piece bathroom with slate tiled soaker tub. This unit features convenient in suite laundry with ample storage space as well! Assigned stall parking (#3) and pet friendly with board approval. Prime location steps to C-train, and all the trendy shops, eateries, and bars in the Beltline area. One of highest walkability scores in all of Calgary. Freshly painted, cleaned, and ready for its new owners with quick possession available!

Built in 1969

Essential Information

MLS® # A2154595

Price \$250,000



Sold Price	\$260,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	823
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	606, 1312 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T3

Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Breakfast Bar, Built-in Features, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Hot Water, Natural Gas
Cooling	None
# of Stories	7

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 16th, 2024
Days on Market	8
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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