

\$300,000 - 406, 1213 13 Avenue Sw, Calgary

MLS® #A2164939

\$300,000

2 Bedroom, 1.00 Bathroom, 854 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

This immaculate 2-bedroom, 1-bathroom condo offers 854 sq ft of bright, open living space on the fourth floor. South-facing, the unit is bathed in natural light throughout the day, with modern upgrades like vinyl flooring and sleek quartz countertops enhancing its stylish appeal. Exceptionally well-maintained, the condo shows beautifully and is move-in ready. Convenience is key with laundry facilities located just outside the unit and a common laundry area on each floor—free for residents, no coins or cards required. A standout feature is the all-inclusive condo fees, covering all utilities, including electricity, ensuring no surprise costs. This unit also includes a gated parking stall, a private bike rack, and a separate storage locker for added security and convenience. Located in the heart of the Beltline, just steps from Calgary’s top restaurants, bars, pathways, and vibrant 17th Avenue, this condo offers the ultimate urban lifestyle. Whether you’re exploring the local dining scene or enjoying the nearby parks, this home provides the perfect base for embracing inner-city living at its finest.



Built in 1970

Essential Information

MLS® #	A2164939
Price	\$300,000
Sold Price	\$304,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	854
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	406, 1213 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T2

Amenities

Amenities	Laundry, Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Baseboard
Cooling	None
# of Stories	8

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	September 20th, 2024
Days on Market	8

Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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