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

MLS® #A2164939

## \$300,000

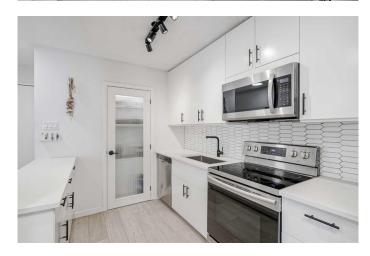
2 Bedroom, 1.00 Bathroom, 854 sqft Residential on 0.00 Acres

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 floorâ€"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

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.