

# \$250,000 - 301, 1312 13 Avenue Sw, Calgary

MLS® #A2167351

## \$250,000

2 Bedroom, 1.00 Bathroom, 827 sqft

Residential on 0.00 Acres

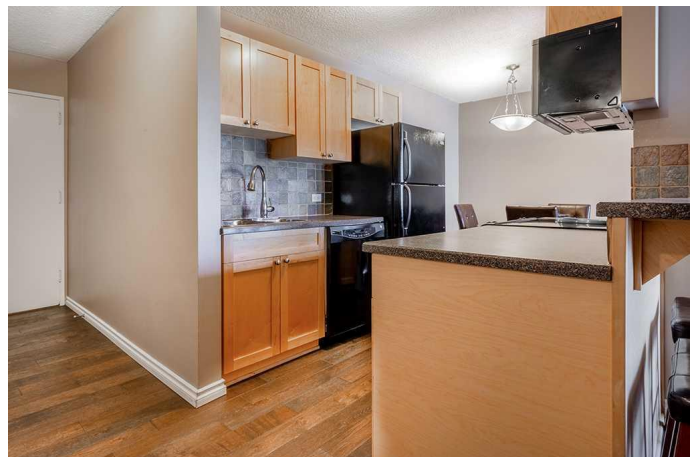
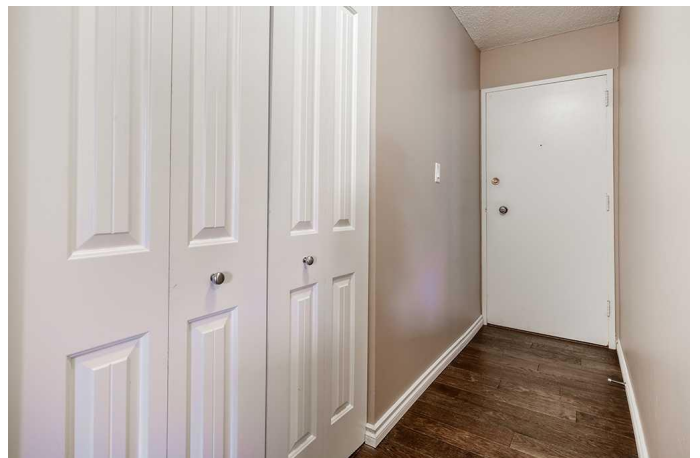
Beltline, Calgary, Alberta

This amazing 2 bedroom 1 bathroom condo is located on a beautiful tree-lined street. Within walking distance to 17th ave, public transit, shopping, restaurants, and pubs. Your new apartment offers plenty of storage, hardwood flooring, and large windows throughout. A thoughtfully laid out kitchen features sleek black appliances, timeless tile back-splash, and a handy breakfast bar. A spacious dining area is ideal for quiet dinners in and the living room is flooded in natural light from the large window. A sliding glass door provides access to the private balcony with room for BBQ and seating. The 2 generous bedrooms both feature large closets for storage. This unit includes in-suite laundry and 1 assigned parking spot.

Built in 1969

## Essential Information

MLS® #	A2167351
Price	\$250,000
Sold Price	\$262,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	827
Acres	0.00
Year Built	1969
Type	Residential



Sub-Type	Apartment
Style	Apartment
Status	Sold

### Community Information

Address	301, 1312 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T3

### Amenities

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Range, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	7

### Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	September 20th, 2024
Date Sold	September 27th, 2024
Days on Market	7
Zoning	CC-MH
HOA Fees	0.00

### Listing Details

Listing Office	RE/MAX First
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