

# \$319,900 - 804, 220 13 Avenue Sw, Calgary

MLS® #A2206755

## \$319,900

2 Bedroom, 1.00 Bathroom, 816 sqft

Residential on 0.00 Acres

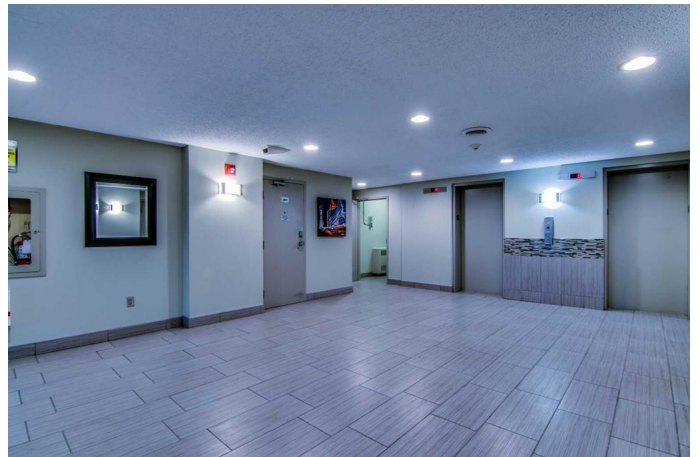
Beltline, Calgary, Alberta

Located in the coveted community of Beltline this two bedroom condominium is truly a must see! The unit is situated on the 8th floor of this quiet building and offers a spectacular view of downtown and the Calgary tower. The unit offers a modern floor plan, is exceptionally well appointed. The kitchen is large and fully upgraded including high-end stainless still appliance's porcelain flooring, granite counter-tops, and modern cabinets. The bathroom is also upgraded with quarts counter-tops and porcelain flooring. The living room, hallway and both bedrooms all feature high quality floating hardwood throughout. The property offers insuite laundry, large storage room, and huge covered balcony. The heated parking is located underground. Extremely close to recreational facilities, shopping, parks and entertainment.

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2206755  |
| Price          | \$319,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 816       |
| Acres          | 0.00      |
| Year Built     | 1980      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 804, 220 13 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 1L6               |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Elevator(s) |
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home                                |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                        |
| Cooling           | Other                                                                            |
| # of Stories      | 8                                                                                |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Concrete, Other |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 28              |
| Zoning         | DC              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | KT Capital Realty Inc. |
|----------------|------------------------|

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.