

# \$210,000 - 404, 1312 13 Avenue Sw, Calgary

MLS® #A2225641

**\$210,000**

1 Bedroom, 1.00 Bathroom, 572 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this beautifully maintained 1 bedroom, 1 bathroom condo located in the heart of Calgary's Beltline. This bright, south-facing unit features luxury vinyl plank flooring throughout, a spacious bedroom with dual closets, and a street-facing balcony for added light and charm.

The open-concept layout includes a designated dining area, and the kitchen is equipped with an island offering additional seating—perfect for casual meals or entertaining. Additional conveniences include in-unit laundry and a covered parking stall located on the side of the building.

This pet-friendly building offers excellent value with heat, water, and electricity included in the condo fees. Unbeatable location—close to 17th Avenue's many shops and restaurants, transit and parks.

Ideal for first-time buyers, investors, or those looking to enjoy low-maintenance inner-city living.

Built in 1969

## Essential Information

MLS® # A2225641

Price \$210,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	572
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	404, 1312 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T3

### Amenities

Amenities	Elevator(s), Other, Parking, Trash
Parking Spaces	1
Parking	Covered, Plug-In, Stall

### Interior

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

### Exterior

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

### Additional Information

Date Listed	May 29th, 2025
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Days on Market	21
Zoning	CC-MH

## **Listing Details**

Listing Office	RE/MAX First
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