

# \$210,000 - 202, 1312 13 Avenue Sw, Calgary

MLS® #A2243720

**\$210,000**

1 Bedroom, 1.00 Bathroom, 559 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this well-maintained 1 bedroom & 1 bathroom unit located in the heart of Calgary's vibrant Beltline community. Offering over 550 SqFt of thoughtfully designed living space this unit combines comfort, function, and an unbeatable location. This unit is perfect for first-time buyers, investors, or those seeking the ultimate urban lifestyle. As you enter, you'll immediately notice the well-planned open floor layout creating a seamless flow throughout the unit. The kitchen features a convenient breakfast bar with additional seating that opens into the spacious dining area—complete with a large window that invites natural light and offering plenty of room for a full sized dining table. It's a perfect setting for both relaxing and entertaining. The dining area connects effortlessly to the bright and welcoming living room, which extends to your private balcony overlooking a quiet, tree lined street—ideal for enjoying your morning coffee or relaxing after a long day. The generously sized bedroom easily fits a queen bed with room to spare, and includes a good-sized closet. The unit is complete with in-suite laundry, freshly painted, and assigned parking at the back of the building. There's also plenty of street parking available for your guests along the quiet street. Not to mention the unit can be sold fully-furnished making it turnkey. Located within walking distance to Calgary's famous 17th Avenue, top rated restaurants, boutique shopping, schools, grocery stores,



and the LRT stationâ€”this is inner city living at its finest.

Built in 1969

**Essential Information**

MLS® #	A2243720
Price	\$210,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	559
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	202, 1312 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T3

**Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Breakfast Bar, Laminate Counters, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	7

**Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete

**Additional Information**

Date Listed	July 31st, 2025
Days on Market	1
Zoning	CC-MH

**Listing Details**

Listing Office	CIR Realty
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