

\$295,000 - 405, 1334 13 Avenue Sw, Calgary

MLS® #A2252914

\$295,000

1 Bedroom, 1.00 Bathroom, 919 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

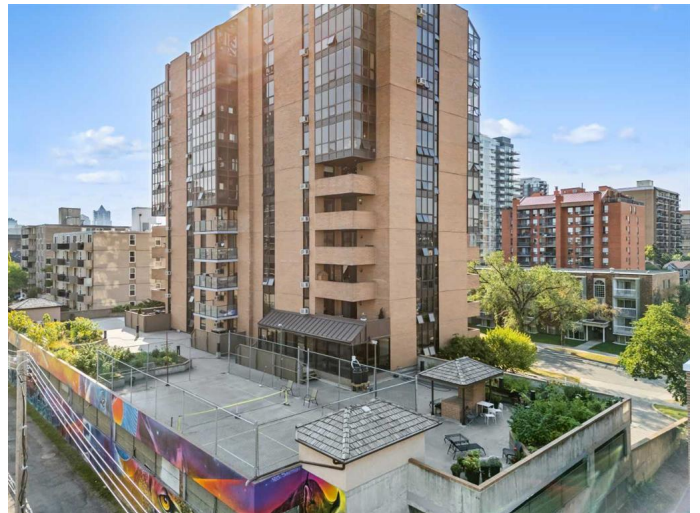
Spacious Corner Unit in the Heart of Downtown Calgary – 1 Bed + Den | Prime Location.

Welcome to urban living at its finest! This exceptionally large 1 bedroom + den, 1 bathroom corner unit offers an unbeatable combination of space, natural light, and location – all in the vibrant core of Downtown Calgary.

Boasting over 935 SQFT of thoughtfully designed living space, this open-concept layout is perfect for professionals, investors, or anyone seeking the convenience of downtown living without sacrificing comfort. The expansive floor-to-ceiling windows flood the home with natural light and offer stunning cityscape views, while the spacious den/office provides the ideal work-from-home setup or flex space for guests or hobbies.

The contemporary open concept kitchen features stainless steel appliances, and sleek cabinetry, making it perfect for cooking and entertaining. The primary bedroom is bright and spacious with ample closet space, and the 4-piece bathroom includes modern finishes, and fresh paint. Building amenities include SUANA / PICKLEBALL COURT / FITNESS CENTER

Built in 1980



Essential Information

MLS® #	A2252914
Price	\$295,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	919
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	405, 1334 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3S2

Amenities

Amenities	Fitness Center, Party Room, Sauna, Secured Parking, Gazebo, Garbage Chute, Racquet Courts, Storage
Parking Spaces	1
Parking	Parkade, Assigned

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Electric Oven
Heating	Baseboard
Cooling	None
# of Stories	12

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	September 1st, 2025
Days on Market	64
Zoning	CC-MH

Listing Details

Listing Office	Real Broker
----------------	-------------

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.