

404, 1312 13 Avenue SW
Calgary, Alberta

MLS # A2225641



\$210,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	572 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 486
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings,

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.