# \$209,900 - 205, 1312 13 Avenue Sw, Calgary

MLS® #A2204951

# \$209,900

1 Bedroom, 1.00 Bathroom, 601 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Charming 1 bed, 1 bath corner unit condo in Calgary's vibrant Beltline! Concrete building = quiet! With just over 600 sqft of thoughtfully designed space, this unit features in-suite laundry and a private balcony overlooking a peaceful, mature, tree-lined streetâ€"perfect for relaxing after a busy day. Enjoy the best of both worlds: a quiet retreat just steps away from restaurants, parks, shops, and downtown amenities. Includes a convenient assigned parking spot, so that you never have to worry about parking! This unit is ideal for first-time buyers, professionals, or investors! Pets allowed with board approval. Condo fee includes - Water, Heat, and Electricity and more!



### **Essential Information**

MLS® # A2204951 Price \$209,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 601
Acres 0.00
Year Built 1969

Type Residential Sub-Type Apartment

Style Single Level Unit







Status Active

# **Community Information**

Address 205, 1312 13 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T3C 0T3

#### **Amenities**

Amenities Elevator(s), Garbage Chute, Parking

Parking Spaces 1

Parking Assigned, Stall, Outside

Interior

Interior Features Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan

Appliances Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer,

Window Coverings

Heating Baseboard

Cooling None

# of Stories 7

# **Exterior**

Exterior Features Balcony

Construction Brick, Concrete
Foundation Poured Concrete

#### **Additional Information**

Date Listed April 1st, 2025

Days on Market 3

Zoning CC-MH

# **Listing Details**

Listing Office Real Broker

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