

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

MLS® #A2204951

## \$209,900

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

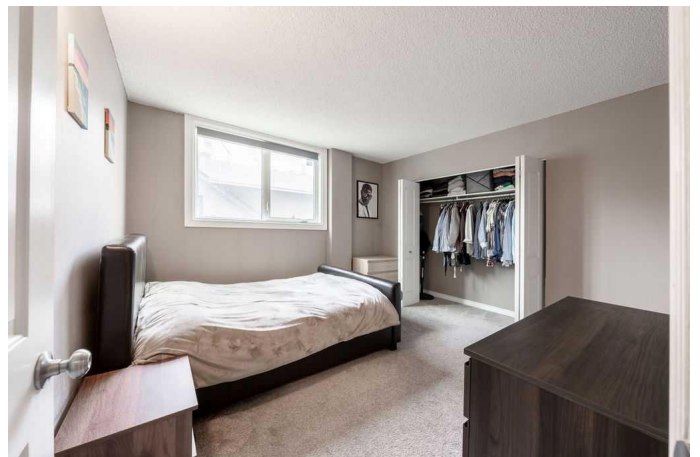
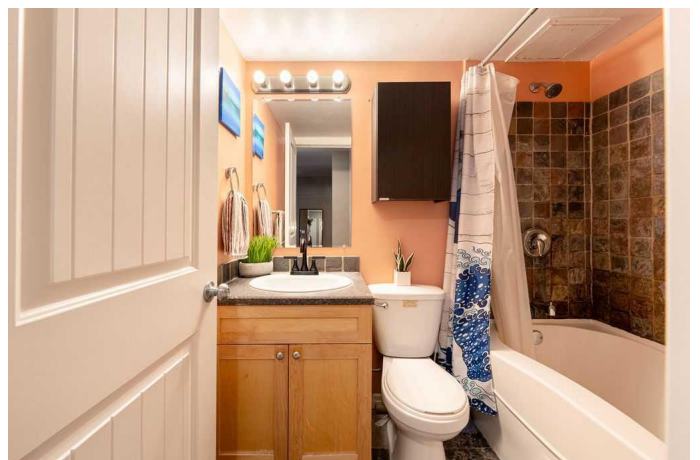
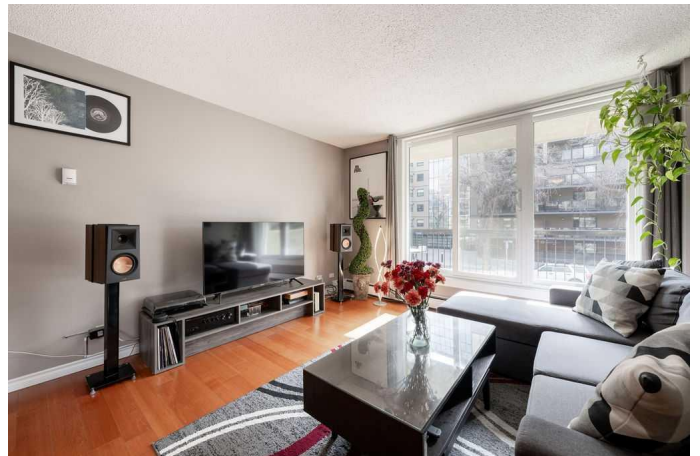
Beltline, Calgary, Alberta

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 street—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!

Built in 1969

## 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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