

**404, 1312 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2225641**



**\$210,000**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 486
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.