

**501, 1123 13 Avenue SW  
Calgary, Alberta**

**MLS # A2278825**



**\$225,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	603 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 411
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, See Remarks		

<b>Inclusions:</b>	NA
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Welcome to this bright and inviting 1-bedroom, 1-bathroom condo offering 602 sq ft of well-designed living space in one of Calgary's most vibrant inner-city communities. Step inside to find an updated kitchen with maple cabinetry, stainless steel appliances, and a modern tile backsplash. The spacious living room features large windows that flood the space with natural light, creating a warm and welcoming atmosphere. From here, step out onto your private balcony- the perfect place to relax with your morning coffee or enjoy evening city views. The bedroom is generously sized and offers ample closet space, while the 4-piece bathroom is clean and functional. An in-suite storage/laundry area adds everyday convenience, complemented by an assigned storage locker and parking stall for added value. The building also provides additional coin-operated laundry facilities. Located in the heart of the Beltline, this condo places you just steps from some of Calgary's best dining, shopping, and entertainment. Explore the lively energy of 17th Avenue, unwind in nearby Central Memorial Park, or take advantage of easy transit connections and bike paths for a quick commute downtown. With coffee shops, grocery stores, gyms, and boutique shopping right at your doorstep, this is urban living at its finest. Whether you're a first-time buyer, investor, or simply looking to enjoy the walkable Beltline lifestyle, this condo offers unbeatable value in a prime location.