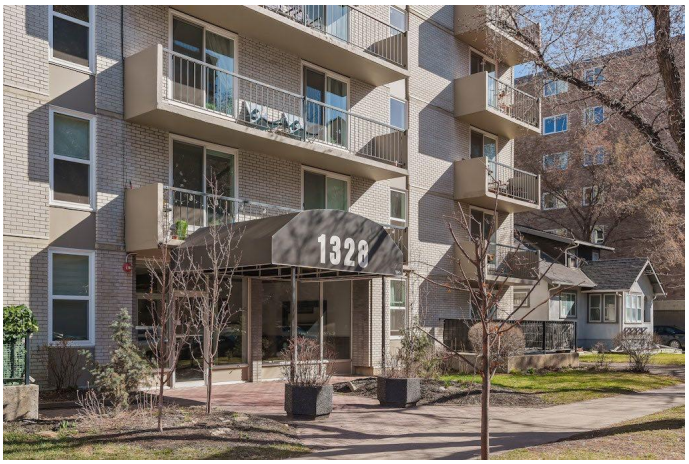
$289,000 - 204, 1328 13 Avenue Sw, Calgary

MLS® #A2210519

$289,000
2 Bedroom, 1.00 Bathroom, 780 sqft
Residential on 0.00 Acres



Beltline, Calgary, Alberta

Discover this thoughtfully updated 2 bedroom, 1 bathroom condo in Calgary's vibrant Beltline neighbourhood. This beautiful condo offers the perfect blend of modern luxury and urban convenience in a concrete building. Featuring a sunny south facing patio with city views, a spacious floor plan with 780 sq. ft, open concept kitchen/living space with a neutral colour palette, new luxury laminate flooring throughout, a new counter depth fridge, granite countertops, custom front entryway built-ins for extra storage space, in-suite front load laundry machines, new vinyl windows installed within the last 2 years and 2 sizable east facing bedrooms with custom built-ins. The condo comes with 1 covered parking stall and 2 storage lockers - one across the hall from the unit and 1 in the basement. Additional highlights include; a well managed building with an on-site building manager, no post tension cables, secured bike storage rooms and a common laundry room in the basement of the building, Telus fibre optic is run to every unit for easy access to high speed internet and tv, enjoy the convenience of a garbage cute on every floor, peace of mind and pride of ownership with no short term rentals allowed, the building is situated on a mature tree-lined street with no parking permits required and is a pet friendly building with condo board approval. Located just steps to 14th Street SW and a short walk to 17th Avenue SW, this unit offers unparalleled access to boutique shops, charming cafes, trendy restaurants, bars,

cultural landmarks, grocery stores, the Bow River Pathway system, schools, Connaught Park, Sunalta C-Train station and multiple bus transit routes. This gem is a rare find, combining style, space, and locationâ€”all for under $290,000. Donâ€™t miss your chance to call this home!

Built in 1967

Essential Information

MLS® #	A2210519
Price	$289,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	780
Acres	0.00
Year Built	1967
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	204, 1328 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T3

Amenities

Amenities	Bicycle Storage, Elevator(s), Laundry, Storage, Garbage Chute
Parking Spaces	1
Parking	Assigned, Covered, Stall

Interior

Interior Features	Built-in Features, Closet Organizers, Storage

Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	6

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	April 10th, 2025
Days on Market	20
Zoning	CC-MH

Listing Details

Listing Office	RE/MAX iRealty Innovations

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