

# \$239,900 - 706, 1312 13 Avenue Sw, Calgary

MLS® #A2233330

## \$239,900

2 Bedroom, 1.00 Bathroom, 832 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Live the Urban Dream: Top Floor Beltline Condo! Discover exceptional urban living in this 831 sq ft, 2-bedroom, 1-bath corner unit at Lancaster Gate. 7th-floor corner unit in Calgary's vibrant Beltline. This prime location means you're walking distance to 17th Avenue, the C-Train, and downtown, offering an incredible lifestyle often cheaper than renting! This well maintained condo features maple cabinets, laminate flooring throughout, and in-suite laundry. This building was a full condo conversion in 2007 and the active condo board ensures continuous improvement, with new windows and roof installed in 2024. Plus, your condo fees include electricity! Don't miss this opportunity for exceptional value in a fantastic location with a dedicated rear parking stall. Priced well below city assessed value!!



Built in 1969

## Essential Information

MLS® #	A2233330
Price	\$239,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	832
Acres	0.00
Year Built	1969

Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

### Community Information

Address	706, 1312 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T3

### Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Kitchen Island, Vinyl Window
Appliances	Dishwasher, Electric Range, European Washer/Dryer Con
Heating	Baseboard, Boiler, Central, H
Cooling	None
# of Stories	7

### Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Brick, Concrete

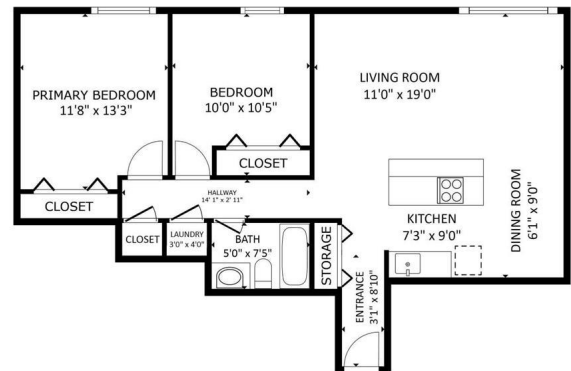
### Additional Information

Date Listed	June 20th, 2025
Days on Market	28
Zoning	CC-MH

### Listing Details

Listing Office	Real Estate Professionals Inc.
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GROSS AREA 706 1312 13 Ave SW - Calgary  
MAIN LEVEL: 831.69 SqFt  
TOTAL: 831.69 SqFt  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**RED DOT**  
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