

406, 1213 13 Avenue SW  
Calgary, Alberta

MLS # A2164939



**\$300,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 602
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

This immaculate 2-bedroom, 1-bathroom condo offers 854 sq ft of bright, open living space on the fourth floor. South-facing, the unit is bathed in natural light throughout the day, with modern upgrades like vinyl flooring and sleek quartz countertops enhancing its stylish appeal. Exceptionally well-maintained, the condo shows beautifully and is move-in ready. Convenience is key with laundry facilities located just outside the unit and a common laundry area on each floor—free for residents, no coins or cards required. A standout feature is the all-inclusive condo fees, covering all utilities, including electricity, ensuring no surprise costs. This unit also includes a gated parking stall, a private bike rack, and a separate storage locker for added security and convenience. Located in the heart of the Beltline, just steps from Calgary’s top restaurants, bars, pathways, and vibrant 17th Avenue, this condo offers the ultimate urban lifestyle. Whether you’re exploring the local dining scene or enjoying the nearby parks, this home provides the perfect base for embracing inner-city living at its finest.