

**502, 1328 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2318966**



**\$289,900**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	773 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Parkade, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Water:** -

**Floors:** Tile, Vinyl

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 653

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** CC-MH

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows

**Inclusions:** N/A

Welcome home to this beautifully renovated upper-floor corner unit in the heart of Calgary's vibrant Beltline. Offering 2 bedrooms, 1 bathroom, and over 772 sq. ft. of stylish living space, this exceptional condo combines outstanding value, functionality, and location. From the moment you step inside, you'll appreciate the bright open-concept layout, luxury vinyl plank flooring, and abundance of natural light streaming through the numerous south- and west-facing windows. The spacious living and dining areas are perfect for both everyday living and entertaining. The showpiece of the home is the stunning, smartly renovated kitchen featuring quartz countertops, premium stainless steel appliances, updated lighting, fresh paint, a trendy backsplash, ample cabinetry, and a large island with breakfast bar seating. Storage is exceptional, with a thoughtfully designed pantry complete with custom shelving and pull-out drawers. The spacious primary retreat offers generous closet space, while the updated 4-piece bathroom and convenient in-suite laundry add everyday practicality. The versatile second bedroom provides incredible flexibility as a guest room, home office, gym, or combination of all three, and comes complete with a convenient Murphy bed. Step outside to your private south-exposed balcony and soak up the sunshine while enjoying beautiful city views. Additional features include a covered parking stall, secure bike storage, and an abundance of storage rarely found in Beltline condominiums, with two separate storage lockers included. The privacy and natural light that come with an upper-floor corner location further enhance the appeal. Perfectly situated just steps from 17th Avenue, downtown, restaurants, coffee shops, shopping, parks, nightlife, and public transit, this move-in-ready condo is ideal for first-time buyers, professionals, investors, or those

looking to downsize without compromise. Truly showing 10/10, this is a Beltline gem you're going to fall in love with.