

103, 1333 13 Avenue SW
Calgary, Alberta

MLS # A2325381



\$170,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	492 sq.ft.	Age:	1965 (61 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 380
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Open Floorplan		

Inclusions: N/A

This is your opportunity to own a bright, updated 1-bedroom condo in the heart of Calgary's Beltline — just steps from 17th Ave, downtown, caf  s, restaurants, shopping, and everyday essentials. Located on the first floor, this unit features large above-ground, rear-facing windows that bring in an abundance of natural light while offering a quieter feel away from street traffic. Freshly painted and move-in ready, the space is both comfortable and functional. The kitchen is fully equipped with a fridge, stove, dishwasher, and microwave, plus pantry-style cabinets that provide rare additional storage for a 1-bedroom unit. A space-saving European washer/dryer combo offers the convenience of in-suite laundry without sacrificing valuable square footage. A separate storage locker is also included. Building amenities include bike storage and a recycling room. While there is not currently assigned parking for this unit, street parking options are available, making this a great fit for those who value walkability and an inner-city lifestyle. A smart option for a first-time buyer, downsizer, or investors looking for an updated, low-maintenance home in one of Calgary's most walkable communities.