



311, 1222 13 Avenue SW
Calgary, Alberta

MLS # A2288328



\$195,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	489 sq.ft.	Age:	1965 (61 yrs old)
Beds:	1	Baths:	1
Garage:	Asphalt, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 351
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully renovated 1-bedroom, 1-bathroom apartment in the heart of Calgary's Beltline. Featuring brand-kitchen, new flooring, fresh paint, and modern lighting throughout, this home is completely move-in ready. The stylish kitchen is designed to impress and inspire, opening seamlessly into the bright living and dining areas. A convenient breakfast bar makes the space perfect for everyday living or entertaining guests. Large windows fill the condo with natural light, while the thoughtfully designed layout includes in-suite laundry and a charming private patio for your enjoyment. Situated in a quiet, solid concrete building with assigned parking and in-suite storage, you're just steps from 17th Avenue SW — close to cafés, restaurants, shops, groceries, transit, and downtown. An exceptional opportunity for first-time buyers, young professionals, or investors seeking affordable living in one of Calgary's most desirable inner-city communities.