



**205, 1222 13 Avenue SW  
Calgary, Alberta**

**MLS # A2295423**



**\$255,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	1965 (61 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>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 606
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Butcher Block/Kitchen Island

Welcome to exceptional value in the heart of Calgary's vibrant Beltline. This updated 2-bedroom, 1-bathroom condo offers 845 sqft of bright, functional living space, perfect for first-time buyers looking to enter the market or investors seeking a low-maintenance, high-demand rental property. Thoughtfully and extensively updated in 2020 (including kitchen, bathroom, floors, paint, lutron lighting system, new washer) this home is move-in or rent-ready from day one. The kitchen features updated cabinetry, tile backsplash, undermount lighting, and stainless steel appliances, maximizing both style and storage. The open-concept layout flows seamlessly into a sun filled living area, leading to a private south facing balcony, ideal for enjoying Calgary's sunny days. The smart floorplan includes in-suite laundry, additional in-unit storage, and a flexible second bedroom with barn door, perfect as a home office, guest space, or den. Large windows throughout provide an abundance of natural light, enhancing the overall sense of space. Located in a solid, quiet concrete building with only 16 units and an assigned parking, this home offers a true inner-city lifestyle. Just steps to 17th Avenue SW and minutes to downtown, you'll enjoy walkable access to Calgary's best cafes, restaurants, shopping, groceries, and transit (including nearby LRT access). Building updates, including windows (2009), exterior improvements (2009 and ongoing), and mechanical upgrades including new high efficiency boiler (2011), contribute to long-term value and attractive condo fees—making this an ideal "lock-and-leave" or investment property. Whether you're looking to own your first home or expand your portfolio, this is a rare opportunity to secure an affordable property in one of Calgary's most sought-after urban communities.