102, 1312 13 Avenue SW
Calgary, Alberta

MLS # A2296915

$180,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit
Size:	582 sq.ft.
Age:	1969 (57 yrs old)
Beds:	1
Baths:	1
Garage:	Stall
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 486
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete	**Zoning:**	CC-MH
Foundation:	-	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	None

Welcome to this well-maintained condo nestled on a quiet, tree-lined block of 13th Avenue in the heart of the vibrant Beltline. Set within a solid concrete building, this home offers the perfect blend of comfort, convenience, and urban lifestyle. This thoughtfully designed unit is cozy yet functional, showcasing clear pride of ownership throughout. Enjoy the ease of in-suite laundry, along with the added value of an assigned parking stall. Step outside and experience true inner-city living—just moments from the energy of 17th Avenue and the downtown core. With countless restaurants, cafés, and shops within walking distance, this is truly a walker’s paradise. Commuting is effortless with excellent transit access and bike-friendly routes nearby. Spend your free time exploring nearby green spaces including Shaw Millennium Park, Beltline Park, and Tomkins Park—perfect for relaxing strolls or enjoying time with your dog. Ideal for first-time buyers, investors, or those seeking a low-maintenance lifestyle in one of Calgary’s most sought-after neighbourhoods. Exceptional value in a prime location—book your showing today!