# \$238,888 - 704, 1213 13 Avenue Sw, Calgary

MLS® #A2247379

## \$238,888

1 Bedroom, 1.00 Bathroom, 548 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Renovated Condo with Stunning Downtown Views â€" Prime Beltline Location This beautifully renovated condo in the heart of the Beltline offers unobstructed downtown views, including the iconic Calgary Tower. Enjoy exceptional privacy in a concrete building just steps from 17th Avenue, cafes, grocery stores, an off-leash dog park, and the C-Train.

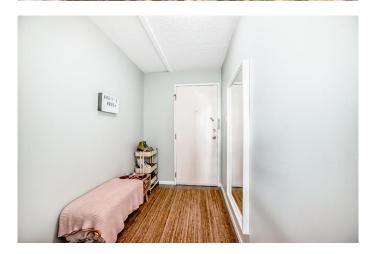
The bright, open-concept layout features a sleek white kitchen with granite countertops, brand-new cabinetry, and upgraded stainless steel appliances. Newer flooring runs throughout, and the spacious 4-piece bathroom boasts a granite vanity. The bedroom offers breathtaking city views and a custom built-in closet/wardrobe.

Condo fees include electricity, heat, and water, and there are no post-tension cables for added peace of mind. One parking stall and a secure storage locker are included, with all plumbing and electrical fully updated to code.

This condo is perfect for first-time buyers, professionals, or investorsâ€"don't miss out on this move-in-ready home with million-dollar views. Schedule your showing today!







Built in 1970

#### **Essential Information**

MLS® # A2247379
Price \$238,888

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 548

Acres 0.00

Year Built 1970

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 704, 1213 13 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T3C 0T2

### **Amenities**

Amenities Bicycle Storage, Elevator(s), Parking, Laundry, Storage

Parking Spaces 1

Parking Off Street, Secured, Stall

#### Interior

Interior Features Kitchen Island

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Window Coverings

Heating Baseboard

Cooling None

# of Stories 8

#### **Exterior**

Exterior Features Balcony

Lot Description Landscaped

Construction Brick, Concrete

## **Additional Information**

Date Listed August 9th, 2025

Days on Market

Zoning CC-MH

# **Listing Details**

Listing Office TREC The Real Estate Company

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