

\$212,500 - 304, 1213 13 Avenue Sw, Calgary

MLS® #A2244566

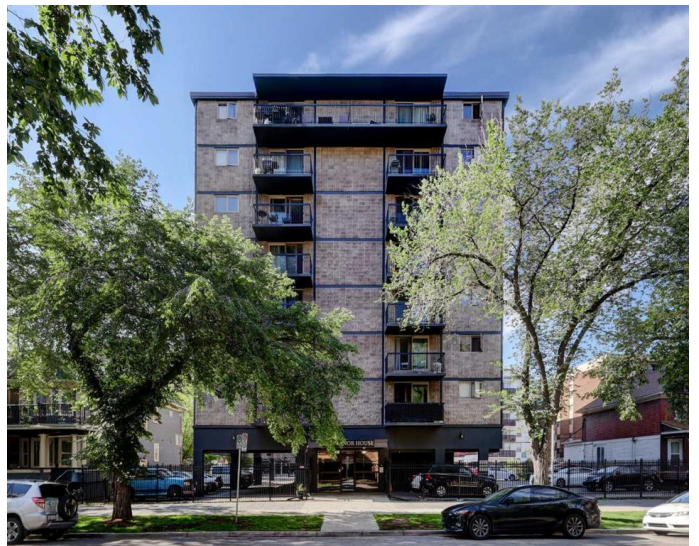
\$212,500

1 Bedroom, 1.00 Bathroom, 539 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Unit 304 in this quiet building nestled in the heart of Calgary's vibrant Beltline, with assigned secure PARKING & STORAGE! This perfectly-maintained 1 Bedroom Condo offers an ideal blend of comfort, convenience, and walkability. Inside, you'll find a tiled Entryway with ample closet space, flowing into an updated Kitchen that is perfectly-equipped with newer cabinets. The Dining Room is tucked just off the Kitchen, and could easily serve as a bright Home Office space. A spacious Living Room steps out onto the private EAST-FACING BALCONY through a sliding glass door, perfect for your morning coffee. The generously sized Bedroom fits a king-sized bed, while the 4-pc Bath features practical lino flooring, abundant built-in storage, and a soaker tub / shower. Manor House offers some unbeatable building perks, including: free laundry with sinks on every floor, an elevator, garbage chute, recycling, pet friendly (with some restrictions), and in addition to your assigned covered parking stall & storage unit - there's secure bike storage! Your condo fees cover just about everything: heat, water, electricity, building insurance, management, and common area maintenance - making budgeting a breeze. You'll also appreciate the peace and privacy that comes from being tucked away on a quieter street, yet just minutes from the buzz of 17th Avenue, Co-op, Tim Hortons, Circle K, and the C-Train, all within a 10 minute walk. With all the right features in an unbeatable



location, this unit won't last long - book
your showing today!

Built in 1970

Essential Information

MLS® #	A2244566
Price	\$212,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	539
Acres	0.00
Year Built	1970
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	304, 1213 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T2

Amenities

Amenities	Elevator(s), Parking, Bicycle Storage, Laundry, Storage
Parking Spaces	1
Parking	Covered, Off Street, Stall, Secured

Interior

Interior Features	Closet Organizers, Open Floorplan, Storage, Elevator
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	8

Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Tar/Gravel
Construction	Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	21
Zoning	CC-MH

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.