

\$269,900 - 205, 1222 13 Avenue Sw, Calgary

MLS® #A2240401

\$269,900

2 Bedroom, 1.00 Bathroom, 840 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Turnkey Opportunity in Calgary's Beltline
" Ideal for First-Time Buyers or Investors
Step into affordable inner-city living with this freshly updated 2-bedroom, 1-bathroom apartment in the heart of Calgary's vibrant Beltline. Offering 840 sq ft of bright, functional space, this home has been thoughtfully renovated with paint, updated lighting, and new vinyl plank flooring throughout and modern tile flooring in the bathroom. The kitchen has updated cabinets designed for optimal storage with undermount lighting, tile backsplash and stainless appliances"fully move-in or rent-out ready from day one. Ideal for first-time buyers looking to get into the market or investors seeking a low-maintenance rental in a high-demand area. The smart layout includes in-suite laundry, in-unit storage, a private patio, and a barn door leading to the second bedroom"perfect as a home office, guest room, or den. Large windows flood the space with natural light, and the open-concept kitchen and living areas make everyday living or hosting a breeze. Located in a solid, quiet concrete building with assigned parking, this unit is steps from 17th Avenue SW"offering quick access to cafÃ©s, restaurants, shopping, groceries, transit, and downtown Calgary. Whether you're purchasing your first home or adding to your investment portfolio, this property offers unbeatable value, excellent walkability, and long-term rental potential. A rare chance to own in one of Calgary's



most desirable urban neighborhoods at an accessible price point

Built in 1965

Essential Information

MLS® #	A2240401
Price	\$269,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	840
Acres	0.00
Year Built	1965
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	205, 1222 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T1

Amenities

Amenities	Other
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Ceiling Fan(s), See Remarks
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	98
Zoning	CC-MH

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.