

# \$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 – 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 investors – 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	13
Zoning	CC-MH

### **Listing Details**

Listing Office      TREC The Real Estate Company

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