

# \$192,500 - 703, 1202 13 Avenue Sw, Calgary

MLS® #A2250146

## \$192,500

1 Bedroom, 1.00 Bathroom, 702 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Calgary Beltline. Live in the heart of the core, explore some of Calgary's best restaurants and nightlife entertainment of 17 Ave, shopping, Safeway, Co-op grocery close by. Reinforced concrete building. Top floor penthouse unit with stunning views of city skyline. Huge windows, Spacious one bedroom, one bath, living room and dining room, in-suite laundry (vented outside), galley kitchen with stove, fridge, dishwasher, hoodfan. Updated laminate flooring, baseboards, ceramic tiles, storage / mechanical room, central air conditioning, 1 underground parking stall, baseboard hot water heating. Condo fees include heat, water/sewer. Convenient garbage chute on each level. Secure building, including underground parking.

Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250146    |
| Price          | \$192,500   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 702         |
| Acres          | 0.00        |
| Year Built     | 1981        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 703, 1202 13 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0T1                |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s) Removal, Visitor Parking |
| Parking Spaces | 1                                                     |
| Parking        | Assigned, Underground                                 |
| # of Garages   | 1                                                     |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoke Detector                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Washer/Dryer Storage |
| Heating           | Baseboard, Boiler, Natural Gas                                          |
| Cooling           | Central Air                                                             |
| # of Stories      | 7                                                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Membrane        |
| Construction      | Concrete        |
| Foundation        | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 61                |
| Zoning         | CC-MHX            |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|



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