

\$179,900 - 606, 1328 13 Avenue Sw, Calgary

MLS® #A2269288

\$179,900

1 Bedroom, 1.00 Bathroom, 560 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your urban oasis in one of Calgary's most sought-after communities – the vibrant Beltline. This top-floor condo combines convenience, quiet comfort, and unbeatable location all in one. Located on a mature, tree-lined street, this secure and well-maintained building offers the peace of mind of onsite management and solid concrete construction – with no post-tension cables. Step outside and you're just steps from 14 St SW, moments from trendy shops, restaurants, caf s, parks, and major roads. Inside, you'll find an open and airy floor plan with plenty of natural light streaming through newer vinyl windows. Enjoy morning coffee or evening sunsets from your large, oversized balcony overlooking the neighbourhood. This home offers every convenience, including in-suite laundry plus access to common laundry facilities for added flexibility. You'll also appreciate the assigned parking stall, separate storage locker, and secured bike storage rooms – ideal for urban living. Stay connected effortlessly with Telus Fibre Optic already run to your unit for lightning-fast internet and streaming. The building also features garbage chutes on every floor for easy disposal. Pet lovers will be happy to know this is a pet-friendly community (with board approval), and peace of mind comes from knowing short-term rentals are not permitted, preserving the quiet, friendly atmosphere. Whether you're a first-time buyer,



downsizer, or investor seeking a well-managed property in a prime location, this condo checks all the boxes. Experience Beltline living at its best – come see it for yourself!

Built in 1967

Essential Information

MLS® #	A2269288
Price	\$179,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	560
Acres	0.00
Year Built	1967
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	606, 1328 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T3

Amenities

Amenities	Elevator(s), Laundry
Parking Spaces	1
Parking	Stall
# of Garages	1

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s)

Heating	Baseboard
Cooling	None
# of Stories	6

Exterior

Exterior Features	Balcony, Other
Construction	Brick, Concrete

Additional Information

Date Listed	November 6th, 2025
Zoning	CC-MH

Listing Details

Listing Office	Synterra Realty
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