

**205, 1222 13 Avenue SW**  
**Calgary, Alberta**

**MLS # A2240401**



**\$269,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 840 sq.ft.                         | <b>Age:</b>   | 1965 (60 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                             |                   |        |
|--------------------|-----------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                           | <b>Condo Fee:</b> | \$ 591 |
| <b>Basement:</b>   | -                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete             | <b>Zoning:</b>    | CC-MH  |
| <b>Foundation:</b> | -                           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), See Remarks |                   |        |

**Inclusions:** N/A

Turnkey Opportunity in Calgary's Beltline &dash; 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&mdash;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&mdash;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&mdash;offering quick access to caf&eacute;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