

780-380-6207
meghan@meghanrobinson.net

310, 1222 13 Avenue SW
Calgary, Alberta

MLS # A2233699



\$260,000

Division:	Beltline		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	846 sq.ft.	Age:	1965 (60 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 591
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), French Door, Kitchen Island, Open Floorplan		

Inclusions: N/A

Updated. Spacious. Inner-City Living. Welcome to this freshly updated 2-bedroom, 1-bathroom apartment offering 846 square feet of bright and functional living in the heart of Calgary's Beltline. With brand new carpet, fresh paint, modern lighting, and new vinyl plank flooring in the bathroom, this home is truly move-in ready. You'll love the thoughtful layout, including in-unit washer and dryer, a charming private patio, and French doors off the second bedroom—perfect for a stylish office, guest room, or cozy den. Both bedrooms are generously sized, and the large windows let in plenty of natural light. The kitchen opens into the living and dining areas, making the space ideal for everyday living or entertaining. Located in a solid, quiet concrete building with assigned parking and in-suite storage, you're just steps from 17th Avenue SW—close to cafés, shops, restaurants, groceries, transit, and downtown. A rare find for first-time buyers, young professionals, or investors looking for the best of affordable Beltline real estate. Stylish updates, in-suite laundry, and an unbeatable location—this one is ready to go.