

\$219,900 - 101, 323 13 Avenue Sw, Calgary

MLS® #A2248841

\$219,900

1 Bedroom, 1.00 Bathroom, 656 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

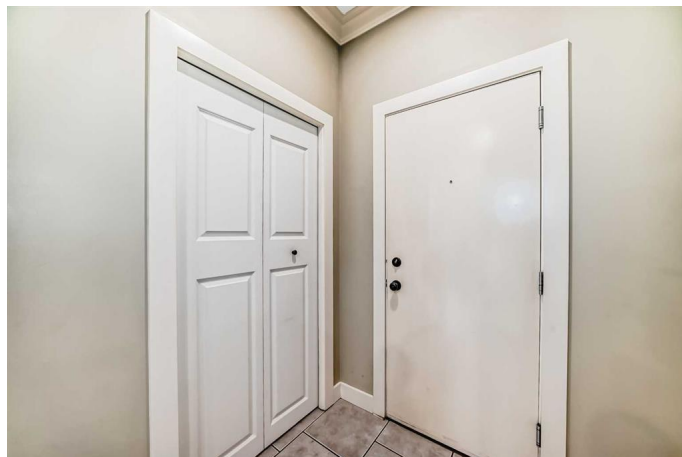
Step into stylish urban living with this beautifully appointed 1-bedroom, 1-bathroom condo offering 656 sq. ft. of Modern designed space. Located on the main floor of an exceptionally maintained, secure building, this residence perfectly blends comfort, sophistication, and everyday convenience.

Enjoy the spacious feel of 9-foot ceilings enhanced by elegant crown molding throughout. The modern kitchen is fully equipped with four appliances, while the in-suite laundry adds ease to your daily routine. After a long day, relax and rejuvenate in your luxurious jetted tub.

A true highlight of this home is the expansive private patio—ideal for morning coffee, summer evenings with friends, or simply soaking up a bit of tranquility in the heart of the city.

Situated directly across from Central Memorial Park, this condo enjoys an unbeatable Beltline location with trendy restaurants, caf  s, boutique shops, and public transit just steps away. Your parking is safely behind security gates but there is also ample street and visitor parking make hosting guests a breeze.

With its prime downtown setting, quality finishes, and vibrant urban lifestyle, this condo is a perfect choice for first-time buyers, investors, or anyone seeking refined city living.



Incredibly priced and ready for you to move in...

Built in 1969

Essential Information

MLS® #	A2248841
Price	\$219,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	656
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	101, 323 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0K3

Amenities

Amenities	Elevator(s), Parking, Coin Laundry, Storage
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Crown Molding, Jetted Tub
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	9

Exterior

Exterior Features	Other
Roof	Tar/Gravel
Construction	Brick, Concrete

Additional Information

Date Listed	August 16th, 2025
Days on Market	66
Zoning	CC-MH

Listing Details

Listing Office	Stonemere Real Estate Solutions
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.