

**704, 1213 13 Avenue SW
Calgary, Alberta**

MLS # A2247379



\$238,888

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	548 sq.ft.	Age:	1970 (55 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Secured, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 397
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Kitchen Island		

Inclusions: n/a

Renovated Condo with Stunning Downtown Views & Prime Beltline Location This beautifully renovated condo in the heart of the Beltline offers unobstructed downtown views, including the iconic Calgary Tower. Enjoy exceptional privacy in a concrete building just steps from 17th Avenue, cafes, grocery stores, an off-leash dog park, and the C-Train. The bright, open-concept layout features a sleek white kitchen with granite countertops, brand-new cabinetry, and upgraded stainless steel appliances. Newer flooring runs throughout, and the spacious 4-piece bathroom boasts a granite vanity. The bedroom offers breathtaking city views and a custom built-in closet/wardrobe. Condo fees include electricity, heat, and water, and there are no post-tension cables for added peace of mind. One parking stall and a secure storage locker are included, with all plumbing and electrical fully updated to code. This condo is perfect for first-time buyers, professionals, or investors—don't miss out on this move-in-ready home with million-dollar views. Schedule your showing today!