

**416, 1222 13 Avenue SW
Calgary, Alberta**

MLS # A2278023

\$169,900



Division:	Beltline	
Type:	Residential/Low Rise (2-4 stories)	
Style:	Apartment-Single Level Unit	
Size:	522 sq.ft.	Age: 1965 (61 yrs old)
Beds:	1	Baths: 1
Garage:	Assigned, Off Street, Stall	
Lot Size:	-	
Lot Feat:	-	

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 351
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions:	None
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Top-Floor 1-Bedroom Condo in the Heart of the Beltline An excellent opportunity to own in one of Calgary's most walkable and vibrant inner-city communities. This bright and quiet top-floor 1-bedroom, 1-bathroom condo is ideally located in the Beltline, offering both lifestyle appeal and long-term value. Set in a well-maintained 16-unit concrete building, this top-floor corner suite provides exceptional privacy with minimal neighbour noise. Inside, the open-concept living and dining area features updated luxury vinyl plank flooring, a neutral colour palette, and a flexible layout that easily accommodates both lounging and dining. A large patio-door window brings in plenty of natural light, enhancing the sense of space, while the defined separation from the kitchen maintains function without closing off the room. The galley-style kitchen is efficient and well laid out, offering ample cabinetry, generous counter space, and apartment-size appliances. A window beside the sink provides natural light and ventilation, while the open connection to the living and dining areas keeps the space practical and social. Adjacent to the kitchen, the dedicated dining area comfortably fits a table and benefits from the same updated flooring and neutral finishes. A ceiling fan with light adds comfort, and the alcove-style layout keeps the dining space defined without sacrificing openness—ideal for everyday meals or casual entertaining. Step outside to a large private balcony with city views—a perfect spot to enjoy your morning coffee or unwind at the end of the day. BBQs are permitted, adding valuable outdoor living rarely found in inner-city condos. The spacious primary bedroom is designed for comfort and practicality, offering room for a queen or king-sized bed, a full wall of closets for excellent storage, and soft carpeting that adds warmth. Natural light from the window creates a

bright, calming retreat. Enjoy true urban convenience: just one block to transit, five blocks to the Sunalta LRT Station, two blocks to Co-op grocery, and minutes from the restaurants, cafés, and nightlife along the iconic Red Mile. If you don't have a car, you'll appreciate that the included parking stall is currently rented to a resident who would like to continue renting it, providing immediate income upon possession. Many residents find a vehicle unnecessary in this highly walkable location, but for those who own a car, a dedicated stall is already in place. Investor-Friendly Opportunity The current owner has successfully operated this unit as a rental for approximately 20 years, with a strong track record of consistent demand. Thanks to its location, concrete construction, and functional layout, the property has been easy to rent and well suited for long-term ownership or investment. Recent Upgrades & Features: • 2024: New luxury vinyl plank flooring throughout, except the bedroom which features comfortable carpeting • 2018: Updated sinks and new toilet • Top-floor corner unit for added light, quiet,