

**208, 1222 13 Avenue SW  
Calgary, Alberta**

**MLS # A2280916**



**\$179,208**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	497 sq.ft.	<b>Age:</b>	1965 (61 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 351
<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>	No Smoking Home		

**Inclusions:** Bed and bench, The expandable privacy lattice and sheer curtains on the balcony are included. The privacy screen and bench are not. The curtains and wall storage/ pegboard in the laundry nook can also be included.

**OPEN HOUSE** Sunday, Feb 1st, 2-4pm\*\*Welcome to Rio Milan &mdash; ideally located just steps from the vibrant energy of 17th Avenue, yet quietly set back from the bustle. Thanks to the concrete build, the home offers exceptional soundproofing &mdash; a rare urban luxury that lets you enjoy city life without the noise. This is downtown living with breathing room. Inside, a loft-style sliding door and faux brick feature wall adds character and warmth , creating a cozy, yet modern, aesthetic. The newer maple kitchen with smart storage and upgraded SS appliances anchor the space, while the open-concept layout invites personality: bold art, eclectic furniture, and lush plants or a minimalist appeal&mdash; make it your own. The thoughtfully designed one-bedroom layout with spacious closets, plenty of open shelving, and a cute laundry nook provides make it comfortable and easy to live in. Step out onto the charming balcony, perfectly styled as a private urban oasis &mdash; ideal for morning coffee, tending to plant babies or bird feeders, and unwinding with a glass of wine at the end of the day. Pet lovers will appreciate the very open pet policy, with a fully fenced off-leash dog park just a short walk away. The neighbourhood park is only a few blocks from your door and offers a lighted outdoor skating rink in the winter and shady picnic spots in the summer, adding year-round lifestyle appeal. Weekend routines are effortless with some of the city&rsquo;s best brunch spots (Galaxy Diner and Monki Bistro), caf&eacute;s (Good Earth), local pubs (Pig and Duke, Jamison&rsquo;s), trendy restaurants (Ryoku Japanese Kitchen and Bar, Olea Restaurant, Gaga Pizza, bul Dining Room), and grocery (Co-op, Community Natural Foods, and Kalamata Grocery) all just a stone&rsquo;s throw away! Practicality meets peace of mind with reasonable condo fees that include heat,

water, and sewer, along with secure keyless entry and plug-in parking. Looking ahead, the condo board has planned updates including fresh paint and exterior improvements, as well as the addition of a dedicated garbage shed at the rear of the building — enhancing both curb appeal and day-to-day convenience. A calm, convenient, and character-filled retreat in the heart of the city — Rio Milan offers the best of reliable urban living without compromise.