



525 13 Avenue Calgary Alberta

\$225,000

Welcome to urban living at its finest! Nestled in the heart of Calgary's vibrant Beltline district, this charming 2-bedroom, 1-bathroom condo offers the perfect blend of convenience, comfort, and city lifestyle. Situated on the fourth floor of a well-maintained, established building, this home is ideal for those seeking a walkable, connected lifestyle with every amenity just steps away. Step inside and be greeted by a spacious and functional layout that maximizes natural light and flow. The open-concept living and dining area creates an inviting atmosphere, perfect for entertaining or unwinding after a busy day. With a sought-after south-facing orientation, this unit is bathed in natural light throughout the day, creating a bright and airy ambiance. The thoughtfully designed kitchen provides ample storage and counter space, making meal preparation a breeze. Both bedrooms are generously sized, offering plenty of room for rest and relaxation. The bathroom is well-kept and features a clean, timeless design. This unit also includes a private storage locker for added convenience—ideal for seasonal items, sports gear, or extra belongings. Plus, bike storage in the building makes it easy to explore the city on two wheels. One of the standout features of this home is the covered parking space—no more brushing snow off your car in the winter! Additionally, the building is equipped with an elevator, adding to the ease and accessibility of everyday living. Living in the Beltline means being at the heart of everything Calgary has to offer. Just steps from your front door, you'll find an incredible selection of cafes, restaurants, boutiques, and grocery stores. Enjoy weekend brunch at one of the many trendy spots along 17th Avenue or grab a coffee from your favorite local cafe before heading to work. The city's best dining, nightlife, and shopping are all within walking distance,...

Primary Bedroom 14.42 Ft x 12.50 Ft

Bedroom 13.42 Ft x 10.17 Ft

Living room 17.50 Ft x 11.67 Ft

Kitchen 8.25 Ft x 7.67 Ft

Dining room 9.75 Ft x 6.25 Ft

4pc Bathroom 8.50 Ft x 4.83 Ft

Other 11.08 Ft x 3.67 Ft

Laundry room 5.25 Ft x 4.08 Ft

Listing Presented By:



Originally Listed by:
CIR Realty



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