



1222 13 Avenue Calgary Alberta

\$169,000

Open House Sunday March 15: 2:00-4:00 PM.....Top-Floor Concrete 1-Bedroom | Beltline | Ideal Investment or Urban Home

An outstanding opportunity to own one of the most competitively priced 1-bedroom condos in Calgary's Beltline. Whether you're a first-time buyer or investor, this top-floor concrete unit offers privacy, durability, and long-term value in one of the city's most walkable neighbourhoods. Located in a well-maintained 16-unit concrete building, this top-floor corner suite offers minimal neighbour noise, excellent natural light, and low turnover--an attractive combination for both owner-occupiers and rental investors. The functional open-concept layout features updated luxury vinyl plank flooring (2024), a neutral palette, and a flexible living/dining configuration that appeals to a wide tenant pool. The galley-style kitchen is efficient and practical, with ample cabinetry, generous counter space, and a window for natural light and ventilation. The spacious bedroom accommodates a queen or king-sized bed and includes a full wall of closets for excellent storage. A large private balcony with city views adds valuable outdoor space, and BBQs are permitted. Urban convenience is exceptional: o 1 block to transit o 5 blocks to Sunalta LRT o 2 blocks to Co-op grocery o Steps to restaurants and amenities

For investors, the included parking stall is currently rented for \$100.00 per month to a resident who would like to continue, providing immediate supplemental income upon possession. In this highly walkable location, many tenants choose to live car-free, increasing rental flexibility. Proven Rental History The unit has been successfully operated as a rental for approximately 20 years, demonstrating consistent tenant demand due to location, concrete construction, and efficient layout. This is a straightforward, low-maintenance addition to a rental portfolio. Recent Improvements...

Living room 10.00 Ft x 13.17 Ft

Kitchen 6.83 Ft x 7.00 Ft

Dining room 5.33 Ft x 6.00 Ft

Primary Bedroom 9.33 Ft x 14.00 Ft

4pc Bathroom 5.00 Ft x 7.50 Ft

Storage 5.00 Ft x 2.50 Ft

Other 3.00 Ft x 9.33 Ft

Hall 11.33 Ft x 3.00 Ft

Other 13.00 Ft x 4.67 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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