



1312 13 Avenue Calgary Alberta

\$215,000

Welcome to #502, 1312 13 Ave SW, a thoughtfully updated 1-bedroom, 1-bathroom apartment in Calgary's vibrant Beltline neighborhood. With almost 600 square feet of bright, functional living space, this home combines the best of downtown living with the comfort of a quiet retreat. Located on the west end of the downtown core, it offers the perfect balance: close enough to walk to work or enjoy the energy of 17th Avenue, yet just far enough to avoid the noise of nightlife and busier streets. Its proximity to transit routes and quick access to the mountains make it an ideal choice for city professionals and weekend adventurers alike. The south-facing balcony and large windows fill the living space with natural light throughout the day, creating a warm, inviting atmosphere. Recent upgrades include fresh paint, a newer washer/dryer, and microwave, and additional cupboard and pantry space in the kitchen—unique features not found in other units. The bedroom features a built-in closet organizer, and the bathroom includes a large soaker tub, perfect for unwinding after a long day. This home's soundproof concrete construction ensures quiet living, even in the heart of the city. Outside your door, you'll find everything you need within walking distance: groceries at Calgary Co-op Midtown and Community Natural Foods, locally owned shops and restaurants along 12th Avenue and 11th street, and the vibrant energy of 17th Avenue. Parks, schools, and off-leash areas provide green spaces for relaxation or outdoor activities, while public transit makes getting around the city easy. This home offers a rare combination of convenience, comfort, and location, all in one of Calgary's most desirable neighborhoods. It's a space that truly enhances day-to-day living while putting everything you love about the city within reach. Schedule your private showing today and discover why this location i...

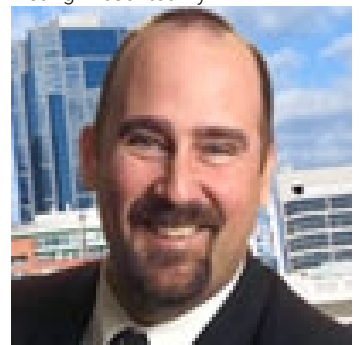
Primary Bedroom 10.75 Ft x 12.00 Ft

Kitchen 16.42 Ft x 11.25 Ft

Living room/Dining room 12.50 Ft x 12.33 Ft

4pc Bathroom 7.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://gareth.albertare.com/>

RE/MAX Realty Professionals

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