# \$284,800 - 602, 1328 13 Avenue Sw, Calgary

MLS® #A2253400

## \$284,800

2 Bedroom, 1.00 Bathroom, 772 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

HOME SWEET HOME! Welcome to your AMAZING OPPORTUNITY to call Downtown Calgary home in this exquisitely updated TOP FLOOR CORNER UNIT condo in beltline offering 2 bedrooms and 1 bathroom with over 772+sqft of stylish, beautifully maintained living space! Heading inside you will fall in love with the stunning open concept layout with gleaming hardwood flooring, stylish finishing's and extraordinary South facing views. Standout features include a formal dining area, a large living room with lots of windows flooding the space in natural sunlight. The chic kitchen complete with microwave hoodfan, dishwasher, ample cabinet space, plenty of counter space, island with an eating bar and a trendy backsplash. Finishing the inside of the unit is a spacious second bedroom with French doors that would make for a great home office or close it up with solid doors for the 2nd bedroom, 4 piece bathroom and lastly a magnificent primary retreat with large closets and convenient in-suite laundry. Your spacious balcony is perfect for entertaining and basking in your breathtaking Downtown views. This amazing condo also comes with an assigned covered parking stall, assigned storage locker and bike storage. Perfectly situated just steps from all the hot spots, nightlife, bars, restaurants and coffee shops that 17th Ave and Downtown offer, parks, shopping, public transportation and so much more! This is the perfect opportunity for buyers looking to upsize, downsize, an







investor and young professionals alike. Don't miss out on this GEM, book your private viewing today!

Built in 1967

## **Essential Information**

MLS® # A2253400 Price \$284,800

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 772
Acres 0.00
Year Built 1967

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 602, 1328 13 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T3C 0T3

#### **Amenities**

Amenities Parking, Storage, Visitor Parking, Bicycle Storage, Elevator(s), Garbage

Chute, Trash

Parking Spaces 1

Parking Assigned, Covered, Carport, Stall

Interior

Interior Features Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home,

Open Floorplan, Pantry, Storage, Vinyl Windows, Built-in Features,

French Door

Appliances Dishwasher, Electric Stove, Refrigerator, Window Coverings, Microwave

Hood Fan, Washer/Dryer Stacked

Heating Baseboard

Cooling None

# of Stories 6

#### **Exterior**

Exterior Features Balcony

Lot Description Few Trees, Front Yard, Landscaped, Low Maintenance Landscape,

Views, City Lot

Roof Tar/Gravel

Construction Brick, Concrete
Foundation Poured Concrete

### **Additional Information**

Date Listed September 3rd, 2025

Days on Market 58

Zoning CC-MH

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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