

\$309,900 - 106, 1123 13 Avenue Sw, Calgary

MLS® #A2259527

\$309,900

2 Bedroom, 1.00 Bathroom, 908 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

One of the most incredible private patios I have ever seen in an inner city condo! At over 350 square feet this incredible outdoor southwest living space will add so much to your lifestyle and is absolutely perfect for pet lovers as this building is super pet friendly! This is an awesome location directly across from Connaught School and steps from the dedicated Connaught Off Leash Park at 14th Ave and 11th Street! This unique 2 Storey corner unit feels more like a townhouse than apartment! Features include a huge living room and separate dining area with tons of natural light streaming through the south and west facing windows and the galley style kitchen boasts granite counter tops, stainless steel appliances and is open to your entertaining space! Upstairs you will find a super spacious primary bedroom and generous sized 2nd bedroom along with full bath. This unit has in suite laundry, heated underground parking and an assigned storage locker. This location can't be beat, close to shopping, restaurants, downtown, transit etc! Vacant for quick possession.

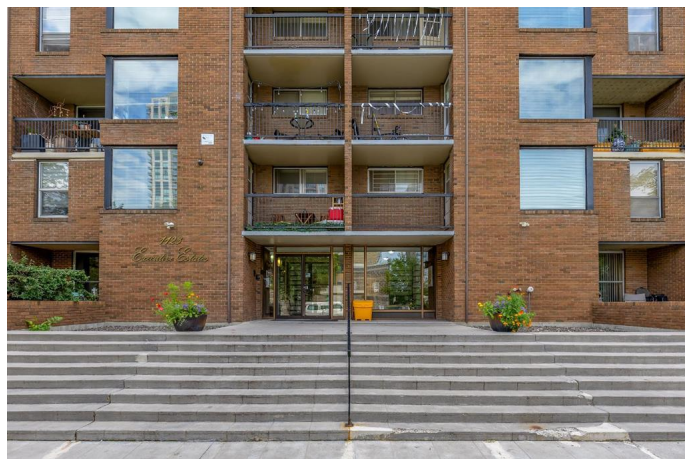
Built in 1971

Essential Information

MLS® # A2259527

Price \$309,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	908
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	106, 1123 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0L7

Amenities

Amenities	Bicycle Storage, Coin Laundry, Elevator(s), Secured Parking, Storage, Laundry
Parking Spaces	1
Parking	Parkade, Underground
# of Garages	1

Interior

Interior Features	Breakfast Bar, Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings, European Washer/Dryer Combination
Heating	Baseboard
Cooling	None
# of Stories	7

Exterior

Exterior Features	Private Yard
Construction	Brick, Concrete

Additional Information

Date Listed	September 24th, 2025
-------------	----------------------

Days on Market	21
Zoning	CC-MH

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.