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502, 1312 13 Avenue SW
Calgary, Alberta

MLS # A2184137



\$215,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	593 sq.ft.	Age:	1969 (56 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 503
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

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 is the perfect mix of urban living and everyday tranquility.