

\$225,000 - 404, 525 13 Avenue Sw, Calgary

MLS® #A2201604

\$225,000

2 Bedroom, 1.00 Bathroom, 866 sqft
Residential on 0.00 Acres

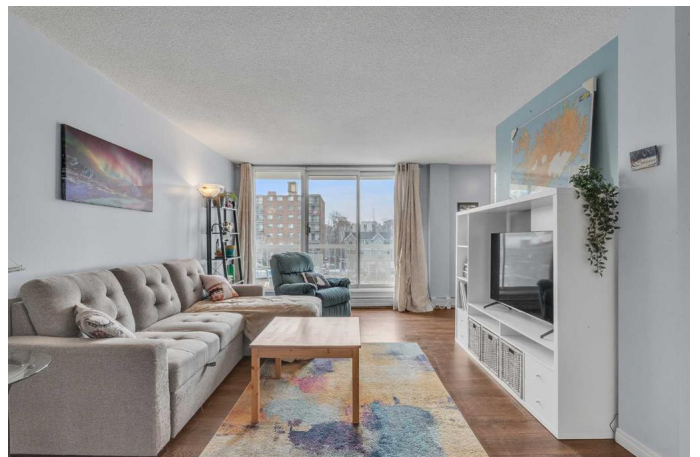
Beltline, Calgary, Alberta

Welcome to urban living at its finest! Nestled in the heart of Calgary's vibrant Beltline district, this charming 2-bedroom, 1-bathroom condo offers the perfect blend of convenience, comfort, and city lifestyle. Situated on the fourth floor of a well-maintained, established building, this home is ideal for those seeking a walkable, connected lifestyle with every amenity just steps away.

Step inside and be greeted by a spacious and functional layout that maximizes natural light and flow. The open-concept living and dining area creates an inviting atmosphere, perfect for entertaining or unwinding after a busy day. With a sought-after south-facing orientation, this unit is bathed in natural light throughout the day, creating a bright and airy ambiance. The thoughtfully designed kitchen provides ample storage and counter space, making meal preparation a breeze.

Both bedrooms are generously sized, offering plenty of room for rest and relaxation. The bathroom is well-kept and features a clean, timeless design. This unit also includes a private storage locker for added convenience—ideal for seasonal items, sports gear, or extra belongings. Plus, bike storage in the building makes it easy to explore the city on two wheels.

One of the standout features of this home is the covered parking space—no more



brushing snow off your car in the winter! Additionally, the building is equipped with an elevator, adding to the ease and accessibility of everyday living.

Living in the Beltline means being at the heart of everything Calgary has to offer. Just steps from your front door, you'll find an incredible selection of cafés, restaurants, boutiques, and grocery stores. Enjoy weekend brunch at one of the many trendy spots along 17th Avenue or grab a coffee from your favorite local café before heading to work. The city's best dining, nightlife, and shopping are all within walking distance, making this the perfect home for professionals, downsizers, or investors looking for a prime inner-city property.

For those who love the outdoors, you're minutes away from Central Memorial Park, the Elbow River pathways, and numerous green spaces where you can walk, jog, or simply relax. Commuters will love the quick access to public transit and main roadways, making it easy to get anywhere in the city with ease.

With its unbeatable location, charming character, and practical amenities, this south-facing Beltline condo is an incredible opportunity to experience the best of downtown living. Whether you're a first-time homebuyer, an investor, or looking to embrace an urban lifestyle, this unit is ready to welcome you home.

Built in 1968

Essential Information

MLS® #	A2201604
Price	\$225,000
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	866
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	404, 525 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0K4

Amenities

Amenities	Bicycle Storage, Elevator(s), Garbage Chute, Laundry, Secured Parking, Trash
Parking Spaces	1
Parking	Assigned, Secured, Stall, Covered

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	6

Exterior

Exterior Features	Balcony, Playground
Construction	Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	15

Zoning CC-MH

Listing Details

Listing Office CIR Realty

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