

\$299,800 - 602, 1328 13 Avenue Sw, Calgary

MLS® #A2253400

\$299,800

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 finishingâ€™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	\$299,800
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	Bicycle Storage, Elevator(s), Parking, Storage, Trash, Visitor Parking, Garbage Chute
Parking Spaces	1
Parking	Assigned, Carport, Covered, Stall

Interior

Interior Features	Breakfast Bar, Built-in Features, French Door, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	6

Exterior

Exterior Features	Balcony
Lot Description	City Lot, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Views
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	4
Zoning	CC-MH

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.