

# \$375,000 - 707, 1123 13 Avenue Sw, Calgary

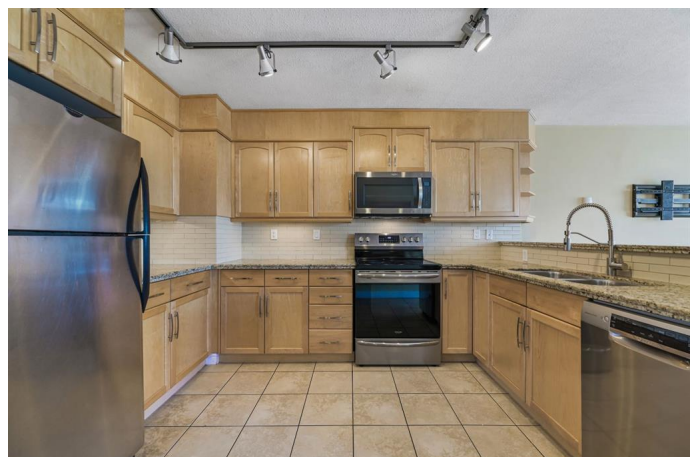
MLS® #A2204410

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,139 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to this stunning top-floor condo offering an exceptional living experience in a desirable neighbourhood. With 2 bedrooms, 2 bathrooms, and ample space, this home is perfect for those seeking comfort and convenience. The open concept kitchen with granite counters, has lots of counter space for food prep, additional bar height seating, recently upgraded appliances, and maple cabinets with under cabinet lighting. The spacious living and dining area allows for multiple layout configurations. The north facing windows have a large balcony that connects from the living room all the way to the master bedroom. The spacious master bedroom has natural light coming in from 2 windows in the corner. Featuring an expansive walk-in closet, offering plenty of room for your wardrobe and accessories. In-unit washer and dryer with extra storage room, is functional and useful. Enjoy peace and privacy on the highest floor of the building with no one above you. The condo includes the biggest storage room available in the building to hold all your belongings, from seasonal items to personal treasures. Park your vehicle in a secured underground parkade, the spacious parking spot is perfect for oversized vehicles. Or store your bike in the bike storage. The building is pet friendly, across from a playground, close proximity to river pathways, a few minutes walk to diners/cafes, and shopping nearby. Everything you need to live in the heart of



downtown. Book your showing now!

Built in 1971

### Essential Information

MLS® #	A2204410
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,139
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	707, 1123 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0L7

### Amenities

Amenities	Bicycle Storage, Park, Playground, Secured Parking, Storage, Garbage Chute, Laundry
Parking Spaces	1
Parking	Assigned, Underground
# of Garages	1

### Interior

Interior Features	Granite Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None

# of Stories 7

### **Exterior**

Exterior Features Balcony, Storage

Roof Tar/Gravel

Construction Brick, Concrete

### **Additional Information**

Date Listed March 22nd, 2025

Days on Market 13

Zoning CC-MH

### **Listing Details**

Listing Office KIC Realty

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