

# \$184,900 - 101, 1222 13 Avenue Sw, Calgary

MLS® #A2245613

**\$184,900**

2 Bedroom, 1.00 Bathroom, 711 sqft

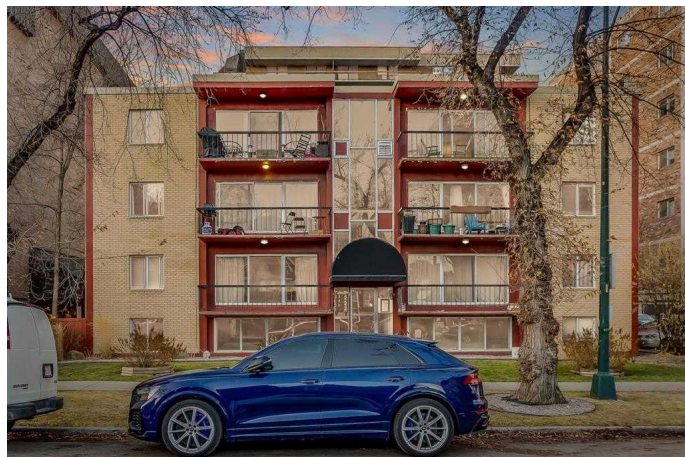
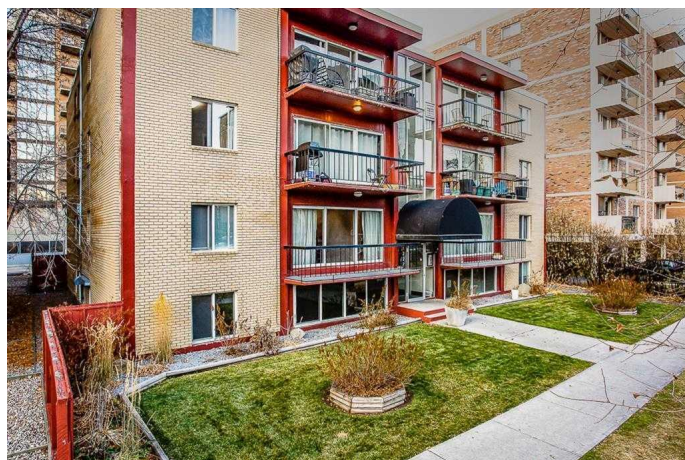
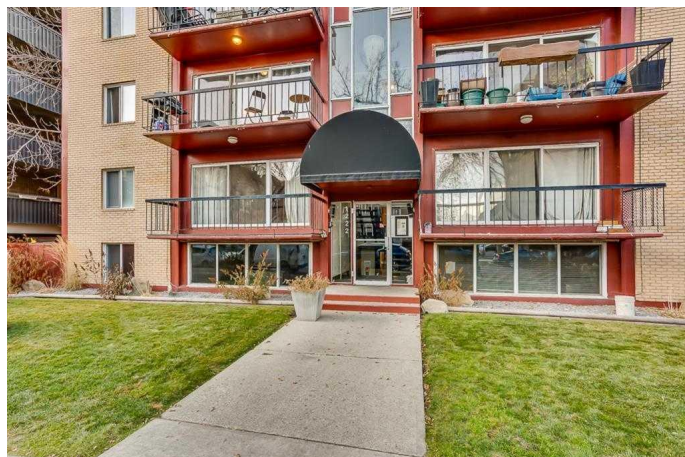
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Golden Opportunity for First Time Buyers or Investors! This cozy 2 bedroom condo is one of the best buys you will find in downtown inner city condos. Offering over 710 sq feet of bright, clean and comfortable living! Perfect for the urban professional! Spacious living room and kitchen area with newer Ikea Cupboards and granite counter tops offers loads of storage space and cooking space. The Primary bedroom is a good size and has newer carpets. The second bedroom is great for a room mate, guests, kids rooms and would be great as a home office. Well maintained building in an amazing location with reasonable condo fees of \$ 420 per month. This unit is close to the laundry room. One assigned parking stall in rear of building.. This stylish condo is so close to great restaurants, shopping, and is an easy walk into downtown. Perfect property for your rental portfolio or as a first property. An Inner city 2 bedroom condo for under \$ 185,000. This one checks off the boxes: 2 bedrooms, clean and updated, central location, newer windows, newer flooring, condo fees reasonable, and priced to sell at under \$ 190,000! You can own this condo for less than the cost of renting the same unit! Please note the unit is below grade, but has big bright windows! Quick possession!

Built in 1965

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2245613          |
| Price          | \$184,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 711               |
| Acres          | 0.00              |
| Year Built     | 1965              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 101, 1222 13 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3C 0T1                |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Coin Laundry, Parking        |
| Parking Spaces | 1                            |
| Parking        | Assigned, Stall, Parking Lot |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Granite Counters, Vinyl Windows                |
| Appliances        | Electric Stove, Refrigerator, Window Coverings |
| Heating           | Boiler, Natural Gas                            |
| Cooling           | None                                           |
| Fireplaces        | None                                           |
| # of Stories      | 4                                              |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Tar/Gravel      |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 24               |
| Zoning         | CC-MH            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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