

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

MLS® #A2245613

\$184,900

2 Bedroom, 1.00 Bathroom, 711 sqft

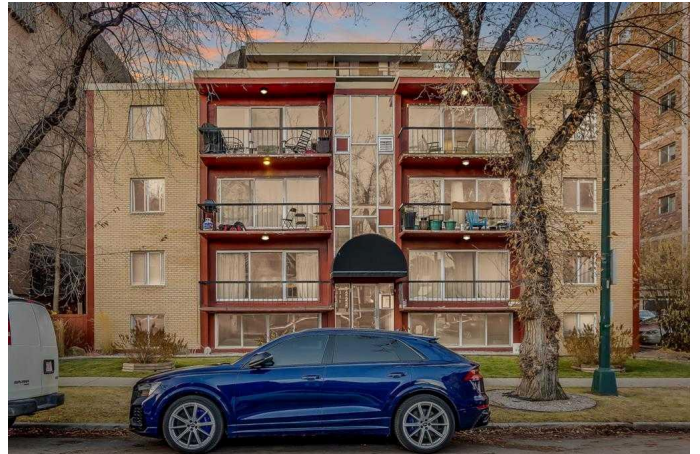
Residential on 0.00 Acres

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	Parking, Coin Laundry
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	20
Zoning	CC-MH

Listing Details

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

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.