

\$319,900 - 106, 1123 13 Avenue Sw, Calgary

MLS® #A2239225

\$319,900

2 Bedroom, 1.00 Bathroom, 908 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta

For more information, please click the "More Information" button.

Rare 2-bedroom, 1-bath corner unit in the Beltline featuring the largest ground-floor patio in the complex—perfect for pet owners and outdoor lovers alike! You™ will be amazed by the spaciousness throughout, with oversized rooms and abundant natural light streaming in from south and west-facing windows. The living room is generously sized at over 200 sq ft and includes a separate dinette area. Step right outside to the expansive patio, measuring over 350 sq ft—the largest in the complex—ideal for relaxing or entertaining. The kitchen boasts granite countertops, stainless steel appliances, and a dishwasher for convenience. Upstairs, you™ will find two roomy bedrooms and a full 4-piece bathroom complete with a heat lamp for added comfort and luxury. Additional perks include in-suite laundry, a linen closet, and secure heated underground parking. Situated directly across from Connaught School—which also serves as a dog-friendly park—and just steps from Tim Hortons, this condo puts you right in the heart of it all. Enjoy easy access to 17th Avenue's Red Mile and a short walk to downtown. This home perfectly balances quality, value, and unbeatable location.

Built in 1971

Essential Information



MLS® #	A2239225
Price	\$319,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	908
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	106, 1123 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0L7

Amenities

Amenities	Elevator(s), Park, Parking, Playground, Secured Parking, Storage, Visitor Parking, Coin Laundry, Dog Park, Laundry, Service Elevator(s)
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Elevator, Granite Counters, No Smoking Home, Storage
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	7

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Tar/Gravel

Construction	Brick, Concrete
Foundation	Block, Poured Concrete, Brick/Mortar

Additional Information

Date Listed	July 11th, 2025
Days on Market	65
Zoning	CC-MH

Listing Details

Listing Office	Easy List Realty
----------------	------------------

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