\$269,900 - 205, 1222 13 Avenue Sw, Calgary

MLS® #A2240401

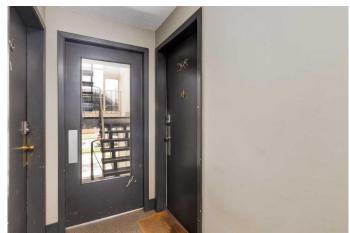
\$269,900

2 Bedroom, 1.00 Bathroom, 840 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Turnkey Opportunity in Calgary's Beltline – Ideal for First-Time Buyers or Investors Step into affordable inner-city living with this freshly updated 2-bedroom, 1-bathroom apartment in the heart of Calgary's vibrant Beltline. Offering 840 sq ft of bright, functional space, this home has been thoughtfully renovated with paint, updated lighting, and new vinyl plank flooring throughout and modern tile flooring in the bathroom. The kitchen has updated cabinets designed for optimal storage with undermount lighting, tile backsplash and stainless appliancesâ€"fully move-in or rent-out ready from day one. Ideal for first-time buyers looking to get into the market or investors seeking a low-maintenance rental in a high-demand area. The smart layout includes in-suite laundry, in-unit storage, a private patio, and a barn door leading to the second bedroomâ€"perfect as a home office, guest room, or den. Large windows flood the space with natural light, and the open-concept kitchen and living areas make everyday living or hosting a breeze. Located in a solid, quiet concrete building with assigned parking, this unit is steps from 17th Avenue SWâ€"offering quick access to cafés, restaurants, shopping, groceries, transit, and downtown Calgary. Whether you're purchasing your first home or adding to your investment portfolio, this property offers unbeatable value, excellent walkability, and long-term rental potential. A rare chance to own in one of Calgary's







most desirable urban neighborhoods at an accessible price point

Built in 1965

Essential Information

MLS®# A2240401 Price \$269,900

Bedrooms 2 1.00 Bathrooms Full Baths 1 840 Square Footage Acres 0.00 Year Built

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 205, 1222 13 Avenue Sw

1965

Subdivision Beltline City Calgary County Calgary Province Alberta Postal Code T3C 0T1

Amenities

Other **Amenities**

Parking Spaces 1

Stall **Parking**

Interior

Ceiling Fan(s), See Remarks **Interior Features**

Dishwasher, Electric Range, Microwave, Refrigerator, Washer **Appliances**

Heating Baseboard

Cooling None

of Stories 4

Exterior

Exterior Features Balcony

Construction Brick, Concrete

Additional Information

Date Listed July 17th, 2025

Days on Market 90

Zoning CC-MH

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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