

\$295,000 - 405, 1334 13 Avenue Sw, Calgary

MLS® #A2252914

\$295,000

2 Bedroom, 1.00 Bathroom, 935 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Spacious Corner Unit in the Heart of Downtown Calgary – 1 Bed + Den | Prime Location.

Welcome to urban living at its finest! This exceptionally large 1 bedroom + den, 1 bathroom corner unit offers an unbeatable combination of space, natural light, and location – all in the vibrant core of Downtown Calgary.

Boasting over 935 SQFT of thoughtfully designed living space, this open-concept layout is perfect for professionals, investors, or anyone seeking the convenience of downtown living without sacrificing comfort. The expansive floor-to-ceiling windows flood the home with natural light and offer stunning cityscape views, while the spacious den/office provides the ideal work-from-home setup or flex space for guests or hobbies.

The contemporary open concept kitchen features stainless steel appliances, and sleek cabinetry, making it perfect for cooking and entertaining. The primary bedroom is bright and spacious with ample closet space, and the 4-piece bathroom includes modern finishes, and fresh paint. Building amenities include SUANA / PICKLEBALL COURT / FITNESS CENTER

Built in 1980



Essential Information

MLS® #	A2252914
Price	\$295,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	935
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	405, 1334 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 3S2

Amenities

Amenities	Fitness Center, Garbage Chute, Gazebo, Party Room, Racquet Courts, Secured Parking, Storage, Sauna
Parking Spaces	1
Parking	Assigned, Parkade

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Oven, Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	12

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	September 1st, 2025
Days on Market	2
Zoning	CC-MH

Listing Details

Listing Office	Real Broker
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