

# \$199,900 - 201, 1202 13 Avenue Sw, Calgary

MLS® #A2208588

**\$199,900**

2 Bedroom, 1.00 Bathroom, 866 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

\*\*\*HUGE PRICE IMPROVEMENT!\*\*\* Do you like Listings that say LOCATION LOCATION LOCATION?! Probably not—but in this case your new home has a superior location if you want to experience TRUE INNER CITY LIVING. Part of this lifestyle is not needing to drive at all! When you can walk to CALGARY CO-OP for groceries (5 min), TIM HORTONS and Circle K (< 1 min), and few restaurants (< 5 mins) what isn't there to love about the simplicity of having everything at your fingertips? Being only 5 mins walk to 17th Ave SW, and its myriad of boutique shopping, entertainment, and some of Calgary's best restaurants elevates your social and nightlife to the next level (and makes your friends jealous that you can walk or take a few mins Uber home). After a long work week and coming home to your centrally located WORK/PLAY HUB, you can walk 10 mins home from the LRT, where you will feel proud as you enter your door and welcomed by the UPDATED INTERIOR (flooring, baseboards, paint, bathroom tub and vanity). It's been busy, so you're feeling lucky that your newer VINYL PLANK FLOORS are easy to clean. It's still light out, and your mood is improved by the NATURAL LIGHT spilling in from 2 sides of your CORNER UNIT home, thankfully even on hot summer days you have CENTRAL A/C to cool you down. You grab a beverage from your STAINLESS STEEL FRIDGE, take off your work clothes and put them into your FRONT LOAD LAUNDRY. It's



time for a quick shower, so you you queue up your favourite tunes through Bluetooth on the combo light, fan, and wireless speaker in the bathroom. When you're done, you can leisurely choose your outfit from the CLOSET ORGANIZERS in both bedrooms. Don't wait to make this lifestyle a reality for you today!

Built in 1981

### Essential Information

MLS® #	A2208588
Price	\$199,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	866
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	201, 1202 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T1

### Amenities

Amenities	Bicycle Storage, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Covered, Paved, Secured, Stall, Parking Lot
# of Garages	1

### Interior

Interior Features	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas, Boiler
Cooling	Central Air
# of Stories	7
Basement	None

## Exterior

Exterior Features	None
Lot Description	Corner Lot, Street Lighting, Few Trees
Roof	Membrane
Construction	Brick, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	91
Zoning	CC-MHX

## Listing Details

Listing Office	Real Broker
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