

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

MLS® #A2252914

**\$295,000**

1 Bedroom, 1.00 Bathroom, 919 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

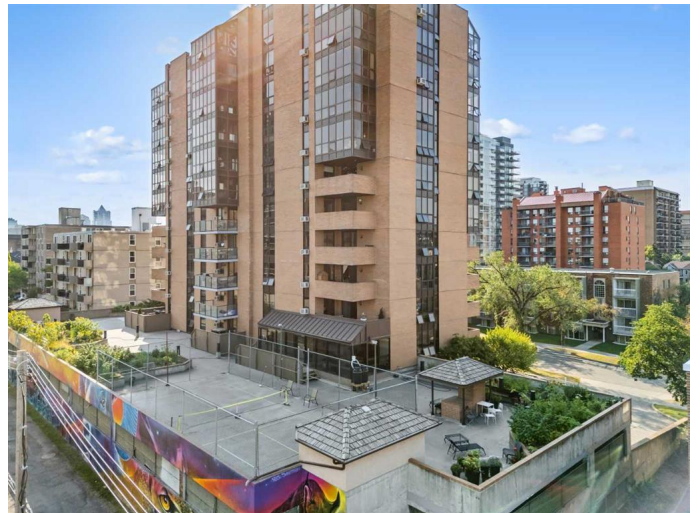
Spacious Corner Unit in the Heart of Downtown Calgary – 1 Bed + Den | Prime Location.

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       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 919               |
| 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, Party Room, Sauna, Secured Parking, Gazebo, Garbage Chute, Racquet Courts, Storage |
| Parking Spaces | 1                                                                                                  |
| Parking        | Parkade, Assigned                                                                                  |

## Interior

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

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 1st, 2025 |
| Days on Market | 63                  |
| Zoning         | CC-MH               |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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