

\$159,900 - 106, 1328 13 Avenue Sw, Calgary

MLS® #A2266686

\$159,900

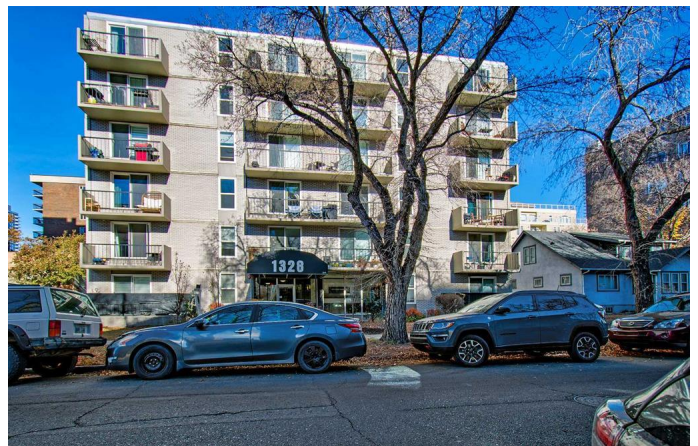
1 Bedroom, 1.00 Bathroom, 553 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

CHECK THIS ONE OUT!! Great Opportunity in Vibrant Beltline Neighbourhood. NEWHAVEN IS A SECURE AND WELL MAINTAINED BUILDING WITH ON-SITE MANAGEMENT.

The Building Is Situated on A Mature Tree Lined Street in Close Proximity To Urban Conveniences, Shops, And A Multitude of Amenities, Close To Public Transportation and Ever So Much More. This Main Floor Unit Has One Good Size Bedroom, 4 Pc Bath Plus Small Storage and Features an Open Plan, With Two Patio Doors Opening to a Large (24' 7"x 12' 1") North Facing Balcony on Quiet Side of Building. Renovation Potential to Add Your Own Tastes to This Unit. YOUR OWN ASSIGNED OUTSIDE PARKING STALL #6 Located at Rear of Building with Alley Access. No Parking Permit Required. Unit Has an Assigned Storage Locker #106 In Basement. THIS IS A CONCRETE BUILDING, NO POST TENSION CABLES, Secured Bike Storage Rooms and a Common Laundry Room In Basement of The Building. BUILDING HAS ELEVATOR AND A GARBAGE CHUTE ON EVERY FLOOR. Newer Vinyl Windows Installed Within the Last Two Years Throughout the Building. Pet Friendly With Condo Board Approval. (NO SHORT-TERM RENTALS ALLOWED). This Unit Is a Rare Find, Combining Style, Space and Location. THIS PROPERTY ALSO PRESENTS AN OUTSTANDING INVESTMENT OPPORTUNITY DUE TO IT'S PRIME LOCATION AND EASE FOR RENTAL.



DON'T MISS THIS ONE!!

Built in 1967

Essential Information

MLS® #	A2266686
Price	\$159,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	553
Acres	0.00
Year Built	1967
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	106, 1328 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T3

Amenities

Amenities	Bicycle Storage, Elevator(s), Laundry, Storage, Garbage Chute
Parking Spaces	1
Parking	Alley Access, Assigned, Off Street, Stall

Interior

Interior Features	No Animal Home
Appliances	Electric Stove, Refrigerator
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	6
Basement	None

Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2025
Days on Market	2
Zoning	CC-MH

Listing Details

Listing Office	CIR 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.