

# \$210,000 - 305, 525 13 Avenue Sw, Calgary

MLS® #A2207716

## \$210,000

1 Bedroom, 1.00 Bathroom, 573 sqft

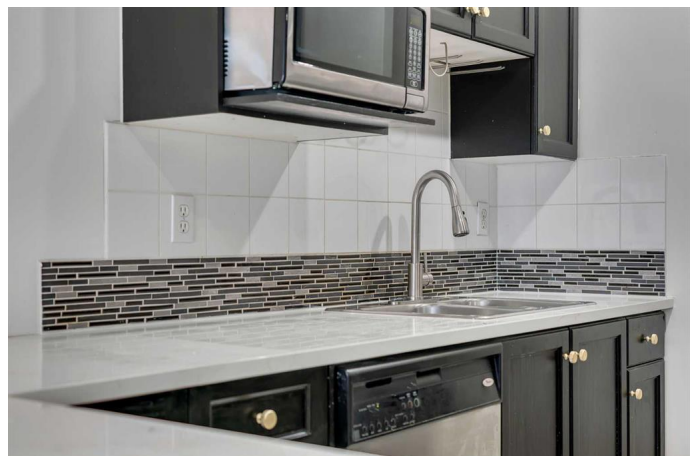
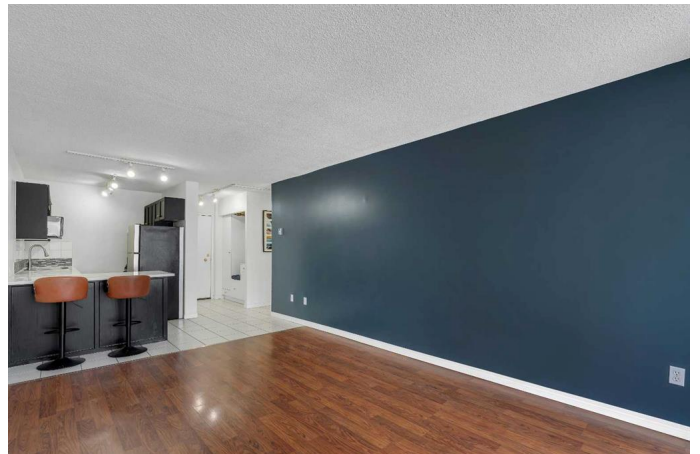
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Step into this beautifully updated third-floor condo in Wexford Place, offering a stylish and move-in-ready space in the heart of the Beltline. Upon entry, you're welcomed by fresh paint, hard flooring throughout, and a custom entry closet with built-in storage solutions and a bench for added convenience. The open-concept layout is perfect for entertaining, with a newly updated kitchen featuring a modern oak peninsula, sleek quartz countertops, upgraded hardware, and a stylish new faucet. Natural light fills the spacious living area, creating a warm and inviting atmosphere. The generously sized bedroom is thoughtfully separated from the main living space for added privacy, while a well-appointed bathroom and the convenience of in-suite laundry completes the interior. Enjoy an assigned parking stall, a storage locker, and access to a bike storage room. Ideally situated just steps from 17th Avenue, this well-maintained concrete building places you within walking distance of Calgary's best restaurants, caf  s, boutique shops, and nightlife. Affordable condo fees include your water/sewer and heat, and while dogs are not permitted in this 18+ building, cats are welcome with board approval. Don't miss out   book your   showing   today!

Built in 1968

## Essential Information



MLS® #	A2207716
Price	\$210,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	573
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	305, 525 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0K4

### Amenities

Amenities	Bicycle Storage, Elevator(s), Storage
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Quartz Counters, Storage, Elevator
Appliances	Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	5

### Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete, Stone

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	16
Zoning	CC-MH

**Listing Details**

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.