

\$275,000 - 505, 323 13 Avenue Sw, Calgary

MLS® #A2264901

\$275,000

2 Bedroom, 2.00 Bathroom, 920 sqft

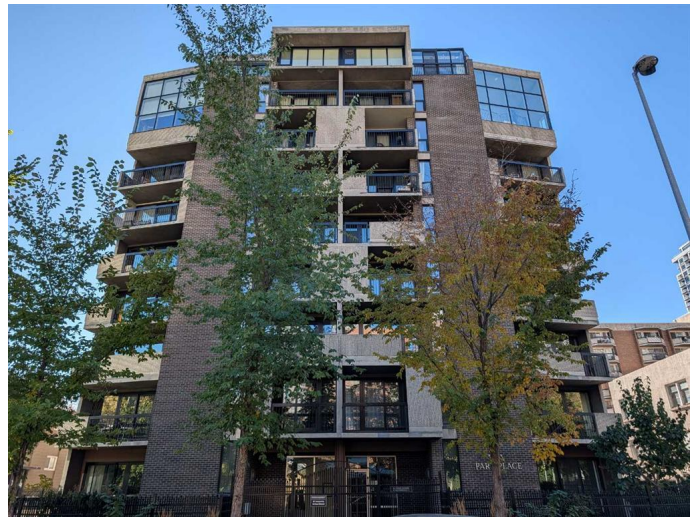
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your dream home at 323 13 Ave SW in the heart of Parkplace Calgary! This beautifully updated 2-bedroom, 2-bathroom condo offers an exceptional blend of modern comfort and urban convenience. Step into a spacious, light-filled interior featuring a south-facing private balcony with stunning city views, perfect for relaxing or entertaining. The expansive living and dining areas create an inviting atmosphere, complemented by a cozy gas fireplace. A versatile nook provides the ideal space for a home office, hobby area, or additional lounge space. The well-appointed kitchen provides ample storage and counter space, while in-suite laundry adds everyday convenience. The generously sized primary bedroom includes a 2-piece ensuite, and the second bedroom offers direct access to the balcony, a unique and charming feature. Located across from the beautiful Central Memorial Park, this secure, well-maintained building includes covered parking and is just steps from vibrant 1st Street shops, trendy restaurants, and the lively 17th Ave entertainment district. With bus stops nearby and walking distance to countless amenities, this condo is a rare opportunity for young professionals or savvy investors seeking a prime urban lifestyle in a meticulously maintained building.

Built in 1969

Essential Information



MLS® #	A2264901
Price	\$275,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	920
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	505, 323 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0K3

Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Open Floorplan, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	10

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	October 16th, 2025
Days on Market	19
Zoning	CC-MH

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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.