

# \$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, cafés, 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	1
Zoning	CC-MH

## **Listing Details**

Listing Office	Charles
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