101 323 13 Avenue SW

Calgary | Active | MLS® A2344170

$189,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1969**	**656.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Welcome to this spacious and beautifully appointed 1-bedroom, 1-bathroom condo offering 656 sq. ft. of thoughtfully designed living space in an award-winning building. Recipient of the 2014 Calgary Best Multi-Residential Building Award, this exceptionally maintained and secure complex is recognized for its quality, craftsmanship, and distinctive design. Situated on the main floor, this stylish home features 9-foot ceilings with elegant crown moulding, creating a bright and inviting sense of space. The modern kitchen is equipped with four appliances, while convenient in-suite laundry makes everyday living easy. After a long day, relax in the luxurious jetted soaker tub for a touch of spa-like comfort. A true highlight is the oversized private patio, offering the perfect space for morning coffee, entertaining, or enjoying a quiet moment outdoors. The condo also includes secure gated assigned parking, with ample visitor and street parking available for added convenience. Ideally located directly across from Central Memorial Park in the heart of Calgary's Beltline, this home puts you within easy reach of some of the city's best restaurants, cafés, boutique shops, public transit, and downtown amenities. Whether you're a first-time home buyer, investor, or simply looking to enjoy an exceptional inner-city lifestyle, this move-in-ready condo offers comfort, convenience, and outstanding value in one of Calgary's most sought-after communities. Please note: dogs are not permitted; cats are welcome.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344170
Bedrooms	1
Bathrooms	1
Year Built	1969
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	656.4 sq. ft.
Main Level Finished Area:	656.4 sq. ft.
Condo Fee:	$520.00
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Ground
Entry Level:	1
Stories Total:	9
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	3
Year built:	1969 (Age: 57)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8110442
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Tar/Gravel

Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Parkade
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Hall, See Remarks
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Parkplace
Community:	Beltline
Amenities:	Elevator(s)
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	See Remarks
Pets Allowed:	Restrictions, Cats OK
Main Floor	Bedroom - Primary · 14'2" × 9'10" ·
Main Floor	Walk-In Closet · 4'6" × 3'7" ·
Main Floor	Entrance · 5'4" × 4'10" ·
Main Floor	Laundry · 2'9" × 2'1" ·
Main Floor	Kitchen · 8'9" × 8'5" ·
Main Floor	Living/Dining Room Combination · 19'3" × 13' ·
Main Floor	Balcony · 15'2" × 10'7" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks
Interior Features:	Breakfast Bar, Crown Molding, Jetted Tub
Exterior Features:	Other
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/101-323-13-avenue-sw-calgary-a2344170/

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