103 1333 13 Avenue SW

Calgary | Active | MLS® A2334721

$155,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1965**	**492.48 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

This is your opportunity to own a bright, updated 1-bedroom condo in the heart of Calgary's Beltline - just steps from 17th Ave, downtown, cafés, restaurants, shopping, and everyday essentials.

Located on the first floor, this unit features large above-ground, rear-facing windows that bring in an abundance of natural light while offering a quieter feel away from street traffic. Freshly painted and move-in ready, the space is both comfortable and functional.

The kitchen is fully equipped with a fridge, stove, dishwasher, and microwave, plus pantry-style cabinets that provide rare additional storage for a 1-bedroom unit. A space-saving European washer/dryer combo offers the convenience of in-suite laundry without sacrificing valuable square footage. A separate storage locker is also included.

Building amenities include bike storage and a recycling room. While there is not currently assigned parking for this unit, street parking options are available, making this a great fit for those who value walkability and an inner-city lifestyle.

A smart option for a first-time buyer, downsizer, or investors looking for an updated, low-maintenance home in one of Calgary's most walkable communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334721
Bedrooms	1
Bathrooms	1
Year Built	1965
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:	492.48 sq. ft.
Condo Fee:	$380.06
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Below Grade
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Below
Total Rooms Above Grade:	4
Year built:	1965 (Age: 61)
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:	0611258
Heating:	Hot Water, Natural Gas
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No

Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Kitchen
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Beltline
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Living/Dining Room Combination · 12'8" × 11' ·
Main Floor	Kitchen With Eating Area · 12'7" × 7'9" ·
Main Floor	Bedroom - Primary · 11'1" × 9'8" ·
Main Floor	Foyer · 5'4" × 3'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Laminate Counters, Open Floorplan
Exterior Features:	None

Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Aug 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/103-1333-13-avenue-sw-calgary-a2334721/

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