106 1123 13 Avenue SW

Calgary | Active | MLS® A2346787

$259,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1971**	**908 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

RENOVATED 2-STOREY, 2-BEDROOM CONDO IN THE BELTLINE | 908 SQ FT | PRIVATE SOUTHWEST-FACING PATIO | UNDERGROUND PARKING | IN-SUITE LAUNDRY ROOM | GRANITE KITCHEN WITH BRAND-NEW APPLIANCES | STEPS TO 17TH AVENUE. Two floors, two bedrooms, your own sunny patio and underground parking in the Beltline for under $260,000: this is the entry into inner-city living that usually requires compromise, and here it does not. The main floor features a renovated kitchen with granite countertops and brand-new appliances, a spacious, bright living room, and a private laundry room with washer/dryer combo. The separate dining area is wrapped in windows and opens directly onto your private southwest-facing patio, the spot for morning coffee and evening sun. Upstairs, two generously sized bedrooms and a well-appointed 4-piece bathroom give you bedroom privacy that single-level condos cannot match. The unit sits in a well-managed building and includes underground parking, valuable security and convenience in the core. Walk to 17th Avenue's restaurants, cafes, shops and nightlife, parks, entertainment and downtown offices. Renovated, bright, private outdoor space, parking and a two-storey layout: compare it to anything else in the Beltline at this price.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346787
Bedrooms	2
Bathrooms	1
Year Built	1971
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-Multi Level Unit
Total Living Area:	908 sq. ft.
Main Level Finished Area:	471 sq. ft.

Upper Level Finished Area:	437 sq. ft.
Condo Fee:	$631.95
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Water
Front Exposure:	North
Unit Exposure:	Southwest
Floor Location:	Ground
Entry Level:	1
Stories Total:	7
Levels:	Multi Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1971 (Age: 55)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8811491
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Tar/Gravel
Ensuite:	No

Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Executive Estates
Community:	Beltline
Amenities:	Elevator(s), Parking
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	All window coverings
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions
Main Floor	Living Room · 16'10" × 12'10" ·
Main Floor	Kitchen · 8'4" × 7'8" ·
Main Floor	Laundry · 6'11" × 4'4" ·
Main Floor	Dining Room · 10'10" × 6'2" ·
Main Floor	Foyer · 6' × 4'8" ·
2nd Floor	Bedroom · 15'1" × 10'9" ·
2nd Floor	Bedroom - Primary · 13'8" × 12'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights

Interior Features:	Ceiling Fan(s), Granite Counters, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Sep 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/106-1123-13-avenue-sw-calgary-a2346787/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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