302 1328 13 Avenue SW

Calgary | Active | MLS® A2349655

$234,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1967**	**780.38 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

YOU WON’T FIND A BETTER DEAL FOR THIS VERY QUIET STREET, SUNNY 2-BED CORNER UNIT, (NOT LOOKING ONTO AN ALLEY), WITH COVERED PARKING, CONCRETE CONSTRUCTION, ELEVATOR, AND NO POST-TENSON CABLES IN THE BELTLINE! Offering 2 bedrooms, 1 bathroom, and a covered balcony, updated elevator (2014), this spacious condo enjoys abundant natural light throughout the day. The main living space features updated flooring (2021) and large, newly updated vinyl windows (2025), while the kitchen offers updated countertops, a pantry closet, a French door refrigerator, and an electric stove. The open-concept living area opens onto a covered Southwest-facing balcony, providing additional outdoor space and a sheltered spot to enjoy the afternoon and evening light. Both bedrooms are generously sized to accommodate full bedroom furniture and additional storage or a desk. Each features a spacious mirrored sliding-door closet. The 4-pc bathroom is conveniently located for both bedrooms and features an extended vanity and a tub/shower combination. Updated in-suite laundry (2020) adds another level of convenience, while additional common-area laundry facilities are also available in the building. No need to find the snow brush, because this unit comes with an assigned covered parking space and a separate storage locker. Enjoy enhanced privacy and sound attenuation thanks to the building's concrete construction and NO POST-TENSION cables!. What’s more, security cameras throughout the building for piece of mind. Residents also have access to a party room for gatherings, bike storage, and an assigned storage locker with a built-in tire storage rack. Conveniently located in Beltline, this home puts you at the centre of amenities, making commuting and walking throughout Calgary easy without relying on a car. 17th Avenue is also within walking distance, with a wide selection of restaurants, cafés, shops, fitness studios, services, and everyday amenities. The central location also provides convenient access to downtown offices, entertainment, and other city-centre destinations. *Some images have been virtually staged using AI* *VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING A FLOORPLAN AND VIRTUAL TOUR*

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349655
Bedrooms	2
Bathrooms	1
Year Built	1967
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:	780.38 sq. ft.
Condo Fee:	$650.98
Condo Fee Includes:	Common Area Maintenance, Heat, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	Southwest
Floor Location:	Other
Entry Level:	3
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1967 (Age: 59)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9510916
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete

Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Carport
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area, In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Newhaven
Community:	Beltline
Amenities:	Bicycle Storage, Elevator(s), Laundry, Party Room
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Inclusions:	All Keys
Restrictions:	None Known
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Living Room · 13'7" × 11'2" ·
Main Floor	Kitchen · 10'7" × 7'5" ·
Main Floor	Dining Room · 9'9" × 7'5" ·
Main Floor	Bedroom - Primary · 10'11" × 10'6" ·
Main Floor	Bedroom · 11' × 9'11" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Pantry, Storage
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/302-1328-13-avenue-sw-calgary-a2349655/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.