304 1212 13 Street SE

Calgary | Active | MLS® A2357912

$599,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2001**	**1,516.73 sq. ft.**

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Listed by Century 21 Bamber Realty LTD.

A closer look

Modern architecture, thoughtful designer finishes and peaceful park views come together in this beautifully maintained Inglewood end unit, where an adaptable layout accommodates both everyday living and professional pursuits. Nestled along a tree-lined street and backing onto green space, this distinctive home pairs inner-city convenience with a refreshing connection to nature. Wide plank luxury vinyl plank flooring flows throughout the open main level, complemented by a dedicated dining area with striking designer lighting. Soaring 18' ceilings and expansive corner windows bring dramatic height and natural light into the living room, while picturesque park views and a cozy fireplace set the mood for relaxing evenings. Culinary inspiration awaits in the stylish kitchen, showcasing granite countertops, stainless steel appliances, sleek cabinetry and a generous breakfast bar for casual meals and conversation. A beautifully appointed powder room adds a memorable touch of personality to the main floor. Upstairs, the entire loft-style upper level belongs to the primary retreat, allowing plenty of room to unwind in privacy. An expansive custom closet keeps everything organized, while the indulgent ensuite boasts dual vessel sinks, a deep soaker tub and a separate shower. The fully finished basement introduces outstanding versatility with a spacious recreation room that can easily adapt to a home office, fitness area, media lounge or approved home-based business. An impressive wall of built-in shelving combines practical storage with display space, and recessed lighting maintains a bright, welcoming atmosphere. A 2nd bedroom and 3-piece bathroom complete this level, ideal for guests or additional household needs. For those seeking a flexible live/work arrangement, the complex permits certain home-based businesses, subject to condo board approval, with counselling, insurance, acupuncture and home décor among the types of uses previously accommodated. Outside, the glass-railed deck overlooks the park and green space, inviting afternoon lounging or evening conversations among the mature trees. Parking is convenient with ample stalls near the front entrance plus a titled spot in the heated garage. Beyond the property, Inglewood's vibrant character unfolds through an eclectic collection of independent boutiques, cafés, restaurants and local breweries along lively 9th Avenue. Spend weekends exploring the Bow River pathways, visiting the Inglewood Bird Sanctuary, playing tennis or skating at the community's outdoor rink. Nearby schools, parks, transit connections and easy downtown access round out a location that balances urban energy with outdoor recreation. With its striking architecture, flexible living spaces and inviting park-side setting, this move-in ready home brings a distinctive perspective to inner-city living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357912
Bedrooms	2
Bathrooms	3
Year Built	2001
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,516.73 sq. ft.
Main Level Finished Area:	758.85 sq. ft.
Upper Level Finished Area:	757.88 sq. ft.
Below Grade Finished Area:	690.47 sq. ft.
Condo Fee:	$746.07
Condo Fee Includes:	Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	End Unit
Total Rooms Above Grade:	5
Year built:	2001 (Age: 25)
Bedrooms:	2 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1

Plan:	0110470
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Metal Siding, Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Flat
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	No
Garage Spaces:	1
Parking:	Heated Garage, See Remarks, Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	The Chartreuce Lofts
Community:	Inglewood
Amenities:	Secured Parking, Snow Removal, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A

Restrictions:	Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Foyer · 8'1" × 7'8" ·
Main Floor	Living Room · 21'3" × 20'8" ·
Main Floor	Kitchen · 10'10" × 9'10" ·
Main Floor	Dining Room · 13'11" × 13'2" ·
Upper Level	Bedroom - Primary · 25'6" × 22'4" ·
Upper Level	Walk-In Closet · 14'2" × 4'9" ·
Basement	Game Room · 22'5" × 21'4" ·
Basement	Storage · 5'11" × 3'2" ·
Basement	Bedroom · 13'8" × 12'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Beamed Ceilings
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, Many Trees, Views
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Nov 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/304-1212-13-street-se-calgary-a2357912/

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