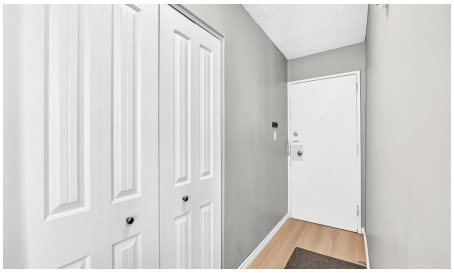
501 1312 13 Avenue SW

Calgary | Active | MLS® A2352825

$164,999









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1969**	**830.6 sq. ft.**

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A closer look

PRIME INNER-CITY LOCATION! Welcome to Lancaster Gate, a well-maintained concrete building tucked away on a QUIET, TREE-LINED STREET in the heart of the Beltline. This VACANT, MOVE-IN READY 2-bedroom, 1-bathroom condo offers a functional OPEN-CONCEPT layout with a comfortable flow between the kitchen, dining and living areas. The kitchen features a convenient BREAKFAST BAR with additional seating and opens into the spacious dining area, providing plenty of room for a full-sized table. The inviting living room is the perfect place to unwind, complete with an ELECTRIC FIREPLACE and access to your private balcony, where you can enjoy your morning coffee or take in the peaceful surroundings. The generously sized bedrooms offer comfortable living space, while FRESH PAINT AND NEW LAMINATE FLOORING throughout give the home a clean, move-in-ready feel. The MICROWAVE, OVEN AND TOILET HAVE ALSO BEEN RECENTLY REPLACED. Another standout feature is the RARE, COVERED PARKING STALL, offering added convenience and protection from the elements. CONDO FEES INCLUDE UTILITIES! Enjoy being just steps from 17th Avenue SW, with its incredible selection of restaurants, cafés, shops and amenities, while parks, transit and downtown are all close by. Easy access to 14th Street and major routes makes getting around the city simple. A fantastic opportunity for a first-time home buyer or investor looking for a well-located, move-in ready property in the heart of the Beltline!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352825
Bedrooms	2
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:	830.6 sq. ft.
Condo Fee:	$729.00
Condo Fee Includes:	Electricity, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Other
Entry Level:	5
Stories Total:	7
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	1969 (Age: 57)
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:	0710006
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Laminate

Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Lancaster Gate
Community:	Beltline
Amenities:	Elevator(s), Garbage Chute
Appliances:	Dishwasher, Electric Stove, European Washer/Dryer Combination, Microwave Hood Fan, Refrigerator, Window Coverings
Inclusions:	NA
Restrictions:	Non-Smoking Building, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Entrance · 11'5" × 3' ·
Main Floor	Kitchen With Eating Area · 13'10" × 9' ·
Main Floor	Living Room · 19'1" × 12'2" ·
Main Floor	Balcony · 12'1" × 4'5" ·
Main Floor	Laundry · 5'1" × 3'6" ·
Main Floor	Bedroom · 12'3" × 10'5" ·
Main Floor	Bedroom - Primary · 15'8" × 11'10" ·
Title to Land:	Fee Simple

Community Features:	Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home
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 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/501-1312-13-avenue-sw-calgary-a2352825/

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