701 1123 13 Avenue SW

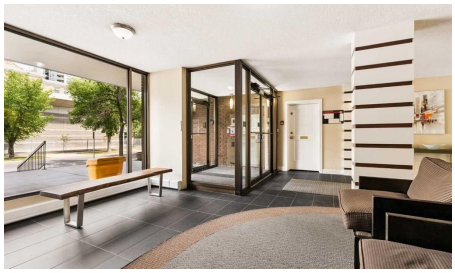
Calgary | Active | MLS® A2335302

$179,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1971**	**600.49 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

Welcome to 701, 1123 13 Avenue SW - a bright and beautifully maintained top-floor condo in the heart of Calgary's vibrant Beltline, offering over 600 sq. ft. of thoughtfully designed living space. Featuring 1 bedroom, 1 bathroom, hardwood floors throughout, and incredible south-facing exposure, this home perfectly combines comfort, functionality, and an unbeatable inner-city lifestyle. Step inside to discover a welcoming layout that flows effortlessly from the kitchen into the dining and living areas. The well-appointed kitchen features granite countertops, subway tile backsplash, ample cabinetry, and generous prep space, making it equally suited for everyday cooking and entertaining. The adjoining dining area opens seamlessly into the spacious living room, where large windows flood the home with natural light and create a bright, airy atmosphere. Step outside onto your private south-facing balcony to enjoy panoramic views of downtown Calgary and soak up the sunshine throughout the day. The spacious primary bedroom offers a peaceful retreat with plenty of space, and convenient access to the updated 3-piece bathroom, complete with a modern walk-in shower. A dedicated in-suite laundry room with a full-sized washer and dryer adds everyday convenience, while additional in-unit storage and a separate storage locker provide plenty of space to keep everything organized. An assigned parking stall is conveniently located to make coming and going effortless year-round. Located in one of Calgary's most walkable neighbourhoods, you'll be just steps away from restaurants, cafés, boutiques, and nightlife, while also enjoying quick access to downtown, transit, parks, grocery stores, and countless everyday amenities. Whether you're a first-time buyer, investor, or someone looking to embrace an exciting urban lifestyle, this top-floor Beltline condo offers the perfect combination of location, comfort, and convenience.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335302
Bedrooms	1
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-Single Level Unit
Total Living Area:	600.49 sq. ft.
Main Level Finished Area:	600.49 sq. ft.
Condo Fee:	$411.31
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Top
Entry Level:	7
Stories Total:	7
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	1971 (Age: 55)
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:	8811491
Heating:	Baseboard, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Off Street, Outside, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Executive Estates
Community:	Beltline
Amenities:	Coin Laundry, Elevator(s), Parking, Storage
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Yes
Main Floor	Kitchen · 8'8" × 8'4" ·
Main Floor	Dining Room · 11'11" × 7'5" ·
Main Floor	Living Room · 11'11" × 11'1" ·
Main Floor	Bedroom - Primary · 14'1" × 10' ·

Main Floor	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Elevator, Granite Counters, Open Floorplan, 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:	Aug 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/701-1123-13-avenue-sw-calgary-a2335302/

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