704 1123 13 Avenue SW

Calgary | Active | MLS® A2357382

$249,900









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1971**	**844 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Bright TOP Floor 2 Bedroom, Bi-Level Apartment in the Executive Estates! Beautiful Laminate Flooring in Bedrooms, Hallways, Stairs, Living Room and Dining Room. Tile in Kitchen, Kitchen Nook and Bathroom. No carpet!!! Large South Facing Private Deck! Stainless Steel Appliances and Granite Counters in the Kitchen. Large Linen Closet near Bathroom & Bedrooms on the main Level and a Large Storage Room on the Upper Floor. And there is a Entrance Closet for your Convenience! This Apartment is across the street from a Playground, Close to an Off Lease Dog Park, All Level of Schools, Walking & Biking Pathways, Shopping, Restaurants, Coffee Shops, Downtown, 17th Ave and so much more...

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357382
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:	844 sq. ft.
Main Level Finished Area:	399 sq. ft.
Upper Level Finished Area:	445 sq. ft.
Condo Fee:	$585.64

Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, 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:	Multi Level Unit
End Unit:	2+ Common Walls, No One Above
Total Rooms Above Grade:	5
Year built:	1971 (Age: 55)
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:	8811491
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Executive Estates
Community:	Beltline
Amenities:	Coin Laundry, Elevator(s), Secured Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 14'8" × 12' ·
Main Floor	Bedroom · 15'8" × 10'10" ·
Upper Level	Living Room · 19'2" × 12'2" ·
Upper Level	Kitchen · 8'2" × 7'7" ·
Upper Level	Dining Room · 8'9" × 7'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Granite Counters
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	CC-MH
Listed Date:	Nov 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/704-1123-13-avenue-sw-calgary-a2357382/

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

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