

# \$285,000 - 211, 1111 13 Avenue Sw, Calgary

MLS® #A2214969

**\$285,000**

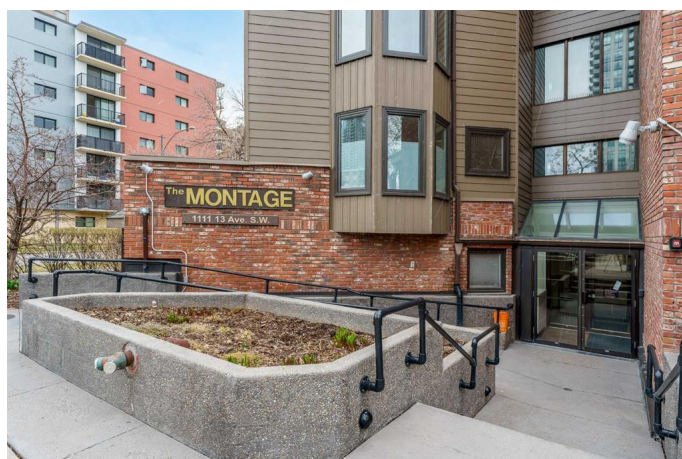
2 Bedroom, 1.00 Bathroom, 776 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to your ideal work-from-home haven just steps from downtown and the vibrant energy of 17th Avenue's shops, dining, and nightlife. This beautifully upgraded condo offers the perfect blend of comfort, style, and convenience in a secure, well-maintained building. Inside, you'll find two bedrooms plus a den—perfect for a home office, guest room, yoga space, or even a second workspace. The galley-style kitchen features stainless steel appliances, generous counter space, and a breakfast bar that opens to the spacious living area with hardwood floors and a cozy wood-burning fireplace. The primary bedroom includes his & her closets, a bonus storage cabinet, and laminate flooring. The second bedroom, complete with a charming bay window and wardrobe, comfortably fits a bed and adapts easily to your lifestyle. Large windows throughout bring in natural light and offer serene views of the park and playground right across the street. You'll also love the in-suite laundry with a stacking washer/dryer, underground parking, and your very own storage locker in a secured room. Enjoy access to a lovely shared courtyard, and live just a short walk from groceries, shops, restaurants, the C-Train, and all downtown has to offer. Pet-friendly too—bring your cat, or a small dog (board approval required). You've found the one—welcome home!

Built in 1982



## Essential Information

MLS® #	A2214969
Price	\$285,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	776
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	211, 1111 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0L7

## Amenities

Amenities	Elevator(s), Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Underground

## Interior

Interior Features	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
# of Stories	4

## Exterior

Exterior Features	Garden
Construction	Brick, Wood Frame, Wood Siding

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	13
Zoning	CC-MH

### **Listing Details**

Listing Office	RE/MAX First
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