

# \$210,000 - 305, 525 13 Avenue Sw, Calgary

MLS® #A2207716

## \$210,000

1 Bedroom, 1.00 Bathroom, 573 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Step into this beautifully updated third-floor condo in Wexford Place, offering a stylish and move-in-ready space in the heart of the Beltline. Upon entry, you're welcomed by fresh paint, hard flooring throughout, and a custom entry closet with built-in storage solutions and a bench for added convenience. The open-concept layout is perfect for entertaining, with a newly updated kitchen featuring a modern oak peninsula, sleek quartz countertops, upgraded hardware, and a stylish new faucet. Natural light fills the spacious living area, creating a warm and inviting atmosphere. The generously sized bedroom is thoughtfully separated from the main living space for added privacy, while a well-appointed bathroom and the convenience of in-suite laundry completes the interior. Enjoy an assigned parking stall, a storage locker, and access to a bike storage room. Ideally situated just steps from 17th Avenue, this well-maintained concrete building places you within walking distance of Calgary's best restaurants, cafés, boutique shops, and nightlife. Affordable condo fees include your water/sewer and heat, and while dogs are not permitted in this 18+ building, cats are welcome with board approval. Don't miss out—book your showing today!

Built in 1968

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2207716          |
| Price          | \$210,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 573               |
| Acres          | 0.00              |
| Year Built     | 1968              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 305, 525 13 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0K4               |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Storage |
| Parking Spaces | 1                                     |
| Parking        | Stall                                 |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, Quartz Counters, Storage, Elevator |
| Appliances        | Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings              |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 5  |

### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Roof              | Tar/Gravel             |
| Construction      | Brick, Concrete, Stone |

## **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 10              |
| Zoning         | CC-MH           |

## **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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