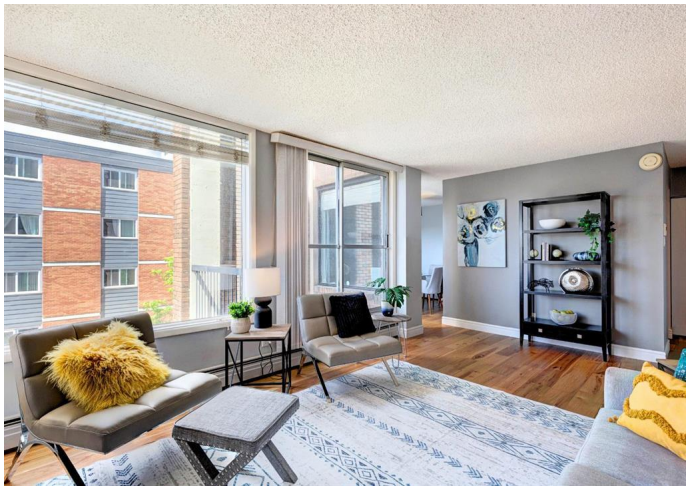
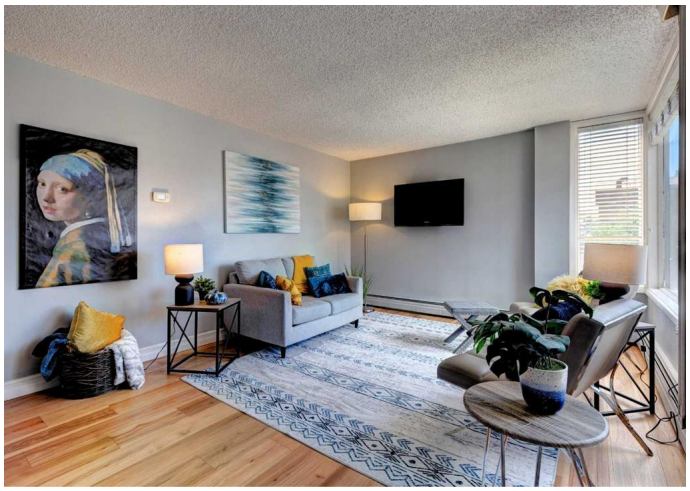
$303,333 - 506, 1123 13 Avenue Sw, Calgary

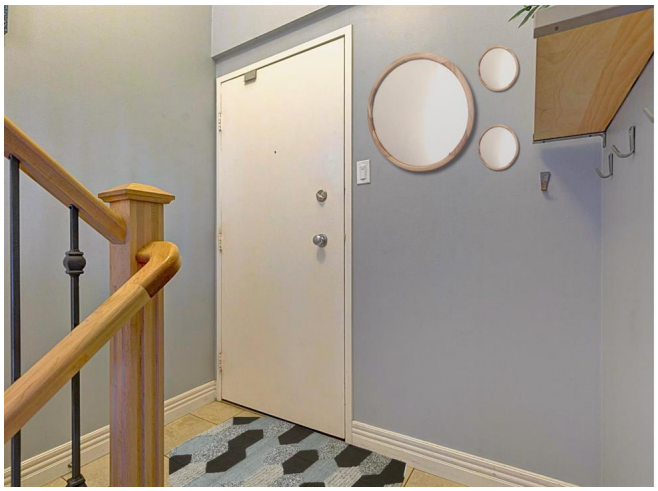
MLS® #A2255848

$303,333
2 Bedroom, 1.00 Bathroom, 864 sqft
Residential on 0.00 Acres

Beltline, Calgary, Alberta







Want to have townhouse living but in an amazing location? Welcome to Executive Estatesâ€”where location truly is everything! This 2-level multi-floor apartment is move-in ready and updated. If you are a couple, need a work from home space, or want to have a roommate, you will feel a sense of space with the large bedrooms, big dining area, large living room space + a ton of storage and in-unit laundry. Tucked into the vibrant Connaught side of the Beltline, this 2-bedroom, 2-storey condo feels more like a home or townhouse than a traditional apartment, offering you space, privacy, and comfort right in the middle of the action. Youâ€™re just steps from the C-Train, local grocers, your favorite coffee spots, top-notch restaurants, and even a dog park right out back. Want to catch a concert or Flames game? Youâ€™re just a stroll from the Saddledome. City life doesnâ€™t get more convenient (or fun!) than this.
Inside, this bright and inviting unit is built for living and entertaining. The main level features an updated kitchen with granite countertops, maple cabinets, and newer engineered hardwood flooring. The dining room is big, bright, and ready for dinner parties, while the spacious living room is perfect for cozy nights in or catching up with friendsâ€”complete with your private balcony overlooking the big south and west skys of Alberta. The unit also has it own laundry room with brand-new washer â€”plus extra room for storage and

hang-drying your delicates (hello, condo luxury!).
Upstairs, youâ€™ll find two generous bedrooms, a full bathroom, The primary bedroom has lots of windows and closet space. Freshly painted with newer carpet, great natural light, and tons of storage throughout, this unit is move-in ready and full of personality. Youâ€™ll also love the secured underground parking stall (#49 with plug-in), storage locker (#506), bike storage, and even a common laundry room for backup on busy wash days. And yesâ€”your furry friend is welcome here too! This pet-friendly building (with board approval) even has enhanced security with updated key scanners and facial-recognition video monitoring for peace of mind.
Whether youâ€™re a first-time buyer, downtown commuter, or savvy investor, this is the kind of urban lifestyle that blends function, flair, and fantastic location. Come see it for yourselfâ€”youâ€™ll feel right at home! This apartment is move-in ready immediately and is under the price of the last unit sold, with way more upgrades. Don't wait too long!!

Built in 1971

Essential Information

MLS® #	A2255848
Price	$303,333
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	864
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit

Status	Active

Community Information

Address	506, 1123 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0L7

Amenities

Amenities	Coin Laundry, Elevator(s), Parking, Secured Parking, Storage, Trash, Garbage Chute, Laundry
Parking Spaces	1
Parking	Heated Garage, Off Street, Parkade, Stall, Underground, Assigned, Enclosed, On Street, Secured
# of Garages	1

Interior

Interior Features	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	7

Exterior

Exterior Features	Lighting
Roof	Flat
Construction	Brick, Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	37
Zoning	CC-MH

Listing Details

Listing Office	Royal LePage Solutions

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