

\$239,900 - 706, 1312 13 Avenue Sw, Calgary

MLS® #A2233330

\$239,900

2 Bedroom, 1.00 Bathroom, 832 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Top Floor Corner Unit 2 Bedroom 1 bath 831 sq ft condo in the Beltline within walking distance to the best of the urban inner-city lifestyle! Priced cheaper than renting!! Condo Fees include electricity. The Lancaster Gate was a full building condo conversion in 2007. The current condo board is very active continuing to make the building better for the owners by doing many upgrades including new windows in 2024 as well as new roof in 2024. Maple cabinets and durable laminate flooring throughout. In-suite Laundry. Rear Parking Stall. Nice views up the river valley and of downtown from your 7th floor balcony. Walking distance to 17th ave, 4 blocks to Sunalta C-Train station, and 15 minute walk into the downtown core. Great value in this well maintained condo!!

Built in 1969

Essential Information

MLS® #	A2233330
Price	\$239,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	832
Acres	0.00
Year Built	1969
Type	Residential



GROSS AREA 706 1312 13 Ave SW - Calgary
MAIN LEVEL: 831.69 SqFt
TOTAL: 831.69 SqFt

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

RED DOT
REAL ESTATE SERVICES



Sub-Type	Apartment
Style	Penthouse
Status	Active

Community Information

Address	706, 1312 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0T3

Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Kitchen Island, Vinyl Windows
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, European Washer/Dryer Combination
Heating	Baseboard, Boiler, Central, Hot Water
Cooling	None
# of Stories	7

Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Brick, Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	1
Zoning	CC-MH

Listing Details

Listing Office	Real Estate Professionals Inc.
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