

\$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

Live the Urban Dream: Top Floor Beltline Condo! Discover exceptional urban living in this 831 sq ft, 2-bedroom, 1-bath corner unit at Lancaster Gate. 7th-floor corner unit in Calgary's vibrant Beltline. This prime location means you're walking distance to 17th Avenue, the C-Train, and downtown, offering an incredible lifestyle often cheaper than renting! This well maintained condo features maple cabinets, laminate flooring throughout, and in-suite laundry. This building was a full condo conversion in 2007 and the active condo board ensures continuous improvement, with new windows and roof installed in 2024. Plus, your condo fees include electricity! Don't miss this opportunity for exceptional value in a fantastic location with a dedicated rear parking stall. Priced well below city assessed value!!



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 |
| 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 Window |
| Appliances | Dishwasher, Electric Range, European Washer/Dryer Con |
| Heating | Baseboard, Boiler, Central, H |
| Cooling | None |
| # of Stories | 7 |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Balcony |
| Roof | Membrane |
| Construction | Brick, Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 28 |
| Zoning | CC-MH |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|



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

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