

# \$229,900 - 706, 1312 13 Avenue Sw, Calgary

MLS® #A2233330

## \$229,900

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. Close-knit community building - grow your own vegetables in the building communal gardens! 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	\$229,900
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 Rang European Washer/Dryer Con
Heating	Baseboard, Central, Boiler, 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	60
Zoning	CC-MH

### Listing Details

Listing Office	Real Estate Professionals Inc.
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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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