

**FULLY FURNISHED  
FOR LEASE**

**706, 1312 - 13 Avenue SW**



**SIZE:** 830 sq.ft  
**BALCONY:** +/-100 sq.ft.  
**BEDROOMS:** 2 Bedroom  
**BATHROOMS:** 1 Bathroom

**PARKING:** 1 Assigned Outdoor Stall  
**FEATURES:** Balcony with BBQ, In-suite Washer/Dryer Combo Laundry

**INCLUDED:** Heat, water, electricity, internet (Wifi), & Landline phone

Renovated with Walnut hardwood floors in the kitchen/dining/living area; brand new hardwood laminate in bedrooms and hallway.



**ROMANIA LEO**

[ace@realpropertymgt.ca](mailto:ace@realpropertymgt.ca)

[www.rpmace.ca](http://www.rpmace.ca)

403.816.2308



Each Office Independently Owned and Operated.

Broker: Real Property Management Central | 300, 5 Richard Way SW | Calgary | AB

# THINK LIFESTYLE...

CITY | LIFE | STYLE | CALGARY

## avenue

CITY & LIFE

RESTAURANTS & FOOD

SHOPPING & STYLE

Best Neighbourhoods / Calgary's Best Neighbourhoods 2018 / Beltline is the Best Neighbourhood in Calgary

## Beltline is the Best Neighbourhood in Calgary

The inner-city community scores high across the board to be the topped ranked neighbourhood in Avenue Calgary's 2018 Best Neighbourhoods list.

BY SHELLEY ARNUSCH

Another year, another first-place ranking for the Beltline. The bustling inner-city community on the southern side of downtown has gotten pretty comfortable at the top, having reclaimed this year the first-place finish that it last achieved in 2016 and in 2015 after dipping into second in 2017.

Still, three first-place finishes in four years is what sports fans call a dynasty, and like the legendary dynasty teams, the Beltline's dominance can't be chalked up to one individual thing. Rather, it scores high in most of the characteristics survey respondents said makes an ideal 'hood: lots of great restaurants and cafés (14 of the 25 places on *Avenue's 2018 list of the city's best restaurants* are in the Beltline), two major supermarkets plus a handful of artisan markets and specialty grocers, inviting green spaces and play areas, a high level of walkability and myriad transit options (including public transit access and car-sharing services) that make owning a vehicle a choice, not a necessity. With a population of just over 23,000, the overwhelming majority of which lives in multi-family residences, the Beltline is just slightly less populous than the entire town of Cochrane. And so much human energy translates into vibrancy; even at rest the Beltline seems to hum.

Calgarians who came of age in the 1980s might recall a different kind of energy in the Beltline, when it was home to the infamous Electric Avenue, a stretch of 20-some bars along 11th Avenue S.W. between 4th and 8th streets. If that's what you think of then you might recoil from the idea of the Beltline as a desirable place to live for anyone other than party-hardy twentysomethings. But the current reality is that the Beltline is desirable for respondents across the demographic spectrum, including seniors and those raising families.



**SOME OF  
BELTLINE'S  
BEST  
RESTAURANTS**

**ANJU**

**MODEL MILK**

**NATIVE TONGUES  
TAQUERIA**

**UNA PIZZA + WINE**



**CALGARY'S HUB FOR CULTURE & ENTERTAINMENT**

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SHORT TERM. LONG TERM. ANY TERM....

LIFE HAPPENS

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Being on the top floor of a **CONCRETE BUILDING** means you can't hear footsteps above you, inconsiderate neighbours streaming music next door at midnight, or most sounds that you don't want to hear but would normally hear in a wood frame apartment!

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**JUST BRING YOUR SUITCASE**



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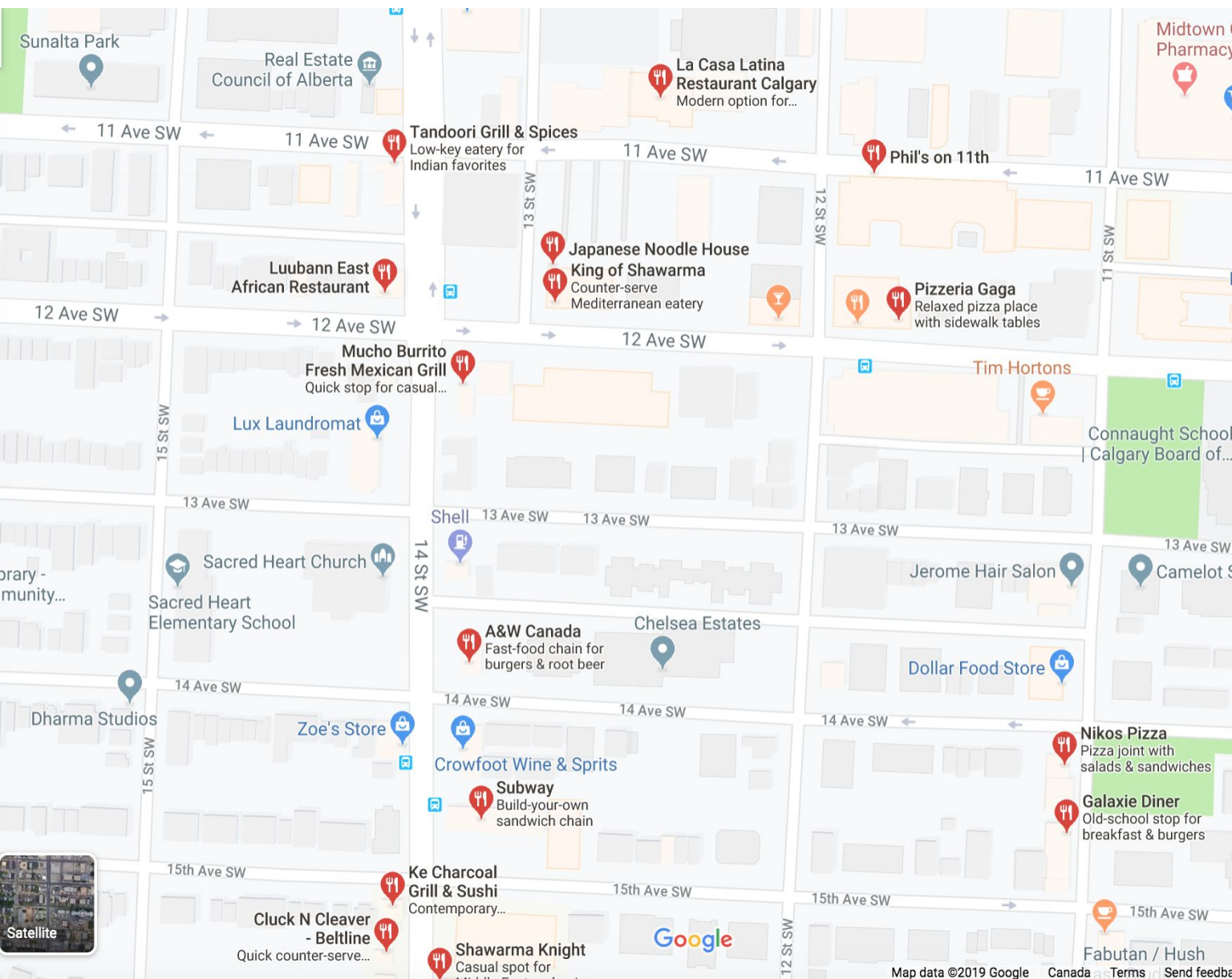
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MANAGEMENT®**

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# LIVING IN THE BELTLINE



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**LANCASTER GATE** is located in prime downtown In Beltline, Calgary .

- 1 block from bus, 6 blocks from train (Kerby or Sunalta)
- 4 blocks from 17th Ave, 1 block from 14th St.
- Surrounded by Grocery Restaurants & Bars
- "Walker's Paradise", Walk Score of 92
- "Red Mile" - Where all the action is!



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