

# \$365,000 - 306, 303 13 Avenue Sw, Calgary

MLS® #A2224032

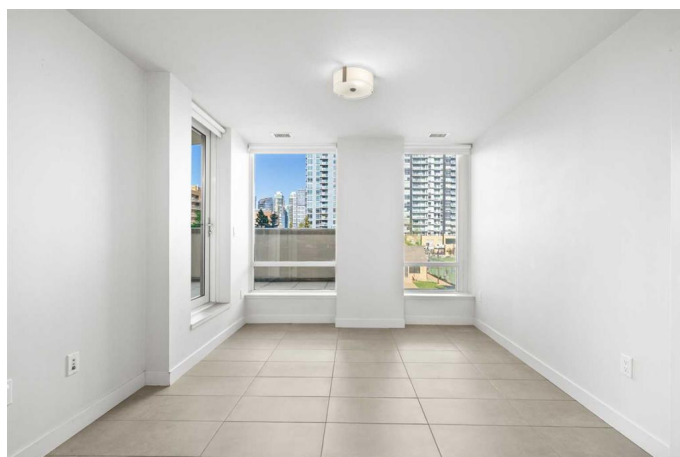
**\$365,000**

2 Bedroom, 2.00 Bathroom, 638 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

This beautifully maintained and sun-filled west-facing condo in the heart of Calgary's trendy Beltline offers the perfect opportunity for investors or urban dwellers seeking style, comfort, and unbeatable location. Situated on the third floor, this 2-bedroom, 2-bathroom home features an open-concept layout with oversized windows, a neutral color palette, and upscale finishes throughout, including a chef-inspired kitchen with granite countertops, a central island, soft-close cabinetry, and stainless steel appliances. The spacious primary bedroom boasts a 4-piece ensuite and generous closet space, while the second bedroom, full bath, in-suite laundry, and large living area complete the functional design. Enjoy summer evenings on the impressive 220 sq ft west-facing patio or take advantage of the nearby C-Train station just a 12-minute walk away. With central air conditioning, underground parking, and a location surrounded by shops, restaurants, banks, schools, and more, this condo combines lifestyle and investment appeal. Book your private showing today!!



Built in 2015

## Essential Information

MLS® # A2224032

Price \$365,000

Bedrooms 2

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 638               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 306, 303 13 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0Y9               |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Secured Parking, Visitor Parking, Party Room, Recreation Facilities, Roof Deck, Recreation Room |
| Parking Spaces | 1  |
| Parking        | Parkade, Underground   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer   |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| # of Stories      | 19  |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony                           |
| Construction      | Brick, Composite Siding, Concrete |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 40             |
| Zoning         | CC-MH          |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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