

# \$499,000 - 1102, 303 13 Avenue Sw, Calgary

MLS® #A2190277

**\$499,000**

2 Bedroom, 2.00 Bathroom, 828 sqft

Residential on 0.00 Acres

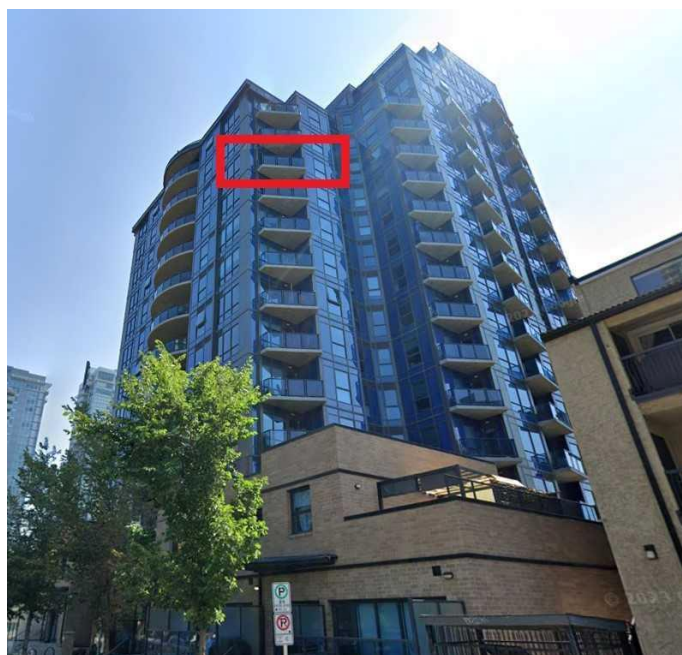
Beltline, Calgary, Alberta

Perfectly situated across from the beautiful Central Memorial Park, walking distance to Downtown Office districts and the 17 Ave 4th Street SW entertainment districts, restaurants, pubs, coffee shops and shopping. A few blocks away from the Stampede Grounds, LRT Station, Talisman Centre, walking and biking paths along the River. This 2 bedroom & 2 bathroom air conditioned unit is located on the 11th floor and is facing North & West. Mountains and Downtown Views, balcony with gas BBQ hookup. Fully upgraded with stainless steel appliances, quartz counter tops and Tile floor. This luxury condo has rec room, bike storage, residents lounge, guest suite and 16 underground visitors parking. This is a great unit in a perfect location with 3 sides of the building surrounded by historic sites and public tennis court. Currently rented for \$2750/mo. till Aug 2025.

Built in 2015

## Essential Information

MLS® #	A2190277
Price	\$499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	828
Acres	0.00
Year Built	2015



Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	1102, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0Y9

### Amenities

Amenities	Park, Playground, Snow Removal, Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Granite Counters, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings, Washer/Dryer Stacked
Heating	Natural Gas, Central
Cooling	Central Air
# of Stories	19

### Exterior

Exterior Features	Playground, Tennis Court(s)
Roof	Rubber, Tar/Gravel
Construction	Brick, Concrete, Glass
Foundation	Poured Concrete

### Additional Information

Date Listed	January 26th, 2025
Days on Market	91
Zoning	CC-MH

### Listing Details

Listing Office

First Place Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.