

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

MLS® #A2190277

**\$499,000**

2 Bedroom, 2.00 Bathroom, 828 sqft

Residential on 0.00 Acres

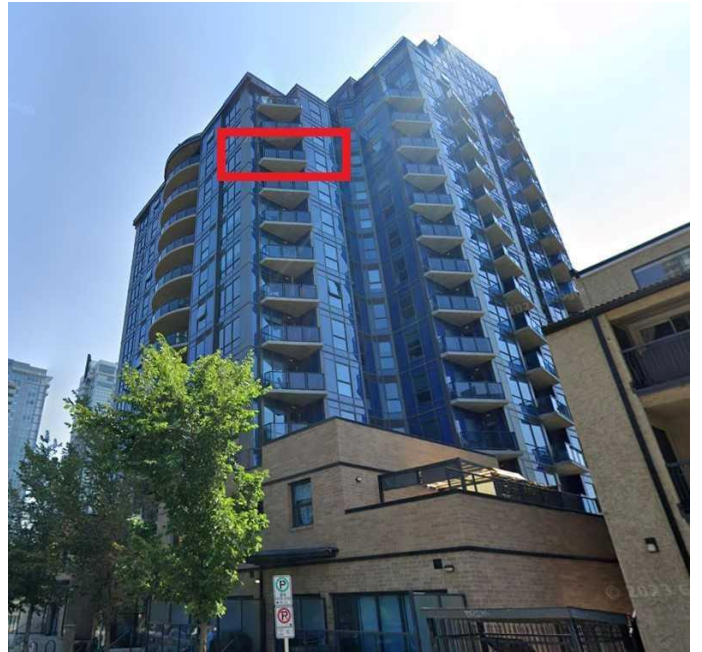
Beltline, Calgary, Alberta

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 | 75                 |
| Zoning         | CC-MH              |

### **Listing Details**

Listing Office

First Place Realty

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