# \$750,000 - 1409, 303 13 Avenue Sw, Calgary

MLS® #A2192423

# \$750,000

2 Bedroom, 3.00 Bathroom, 1,275 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience modern luxury and convenience in this stunning 2-bedroom, 2.5-bathroom condo in Calgary's Beltline. Located on the 14th floor, this corner unit offers breathtaking panoramic views of the Downtown Core, the Rocky Mountains, and Memorial Park through floor-to-ceiling windows. Spanning 1,279 sq. ft. of air-conditioned living space, this residence boasts premium upgrades, and an open-concept design. The chef's kitchen features a large granite island, top-tier stainless steel appliances, including a gas stove, and full-height espresso-stained cabinetry with under-lighting. The dining area is perfect for hosting, while the living room provides access to a west-facing balcony ideal for enjoying sunsets or grilling with the gas BBQ hookup. A dedicated den withbuilt-in Murphy bed and a drop-leaf desk makes for an excellent home office. Both bedrooms include walk-in closets, with custom built-ins and spa-inspired 4-piece ensuites. The primary suite offers a private balcony with stunning southern views while the second bedroom is generous in size and boasts a 4 piece ensuite. Hardwood flooring, a 2-piece guest bathroom, and in-suite laundry add to the home's refined design. This unit includes a tandem titled underground heated parking stalls plus storage locker. â€œThe Park― offers top-notch amenities, including a gym, outdoor terrace, bike storage, recreation room, resident lounge, guest suite, and 16 underground visitor parking spots with EV







charging. Security and maintenance services ensure a stress-free, lock-and-leave lifestyle. This unbeatable location places you steps from Central Memorial Park, 17th Avenue's vibrant dining and shopping, 4th Street's entertainment, and future attractions in the entertainment district. Nearby are the LRT, Stampede Grounds, MNP Community & Sport Centre, and scenic river pathways. Historic sites and public tennis courts add to the charm. Enjoy urban sophistication with easy access to everything Calgary has to offer.

#### Built in 2015

#### **Essential Information**

MLS® # A2192423

Price \$750,000

Bedrooms 2 Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,275

Acres 0.00

Year Built 2015

Type Residential
Sub-Type Apartment
Style Apartment

Status Active

# **Community Information**

Address 1409, 303 13 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R 0Y9

# **Amenities**

Amenities Party Room, Trash, Visitor Parking, Bicycle Storage, Elevator(s), Fitness

Center, Guest Suite, Secured Parking, Storage

Parking Spaces 2

Parking Parkade, Stall, Underground, Heated Garage, Titled

#### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters,

Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub,

Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating Natural Gas, Fan Coil

Cooling Central Air

# of Stories 19

### **Exterior**

Exterior Features Balcony

Lot Description Views

Roof Rubber

Construction Brick, Composite Siding, Concrete

Foundation Poured Concrete

## **Additional Information**

Date Listed February 6th, 2025

Days on Market 64

Zoning CC-MH

# **Listing Details**

Listing Office Royal LePage Benchmark

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