

# \$609,000 - 1802, 303 13 Avenue Sw, Calgary

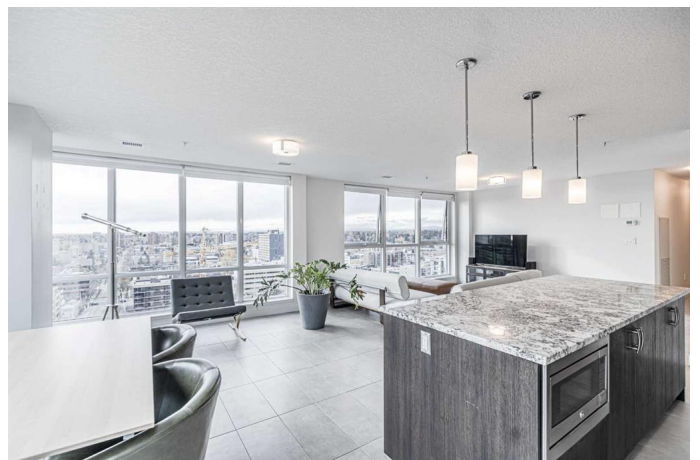
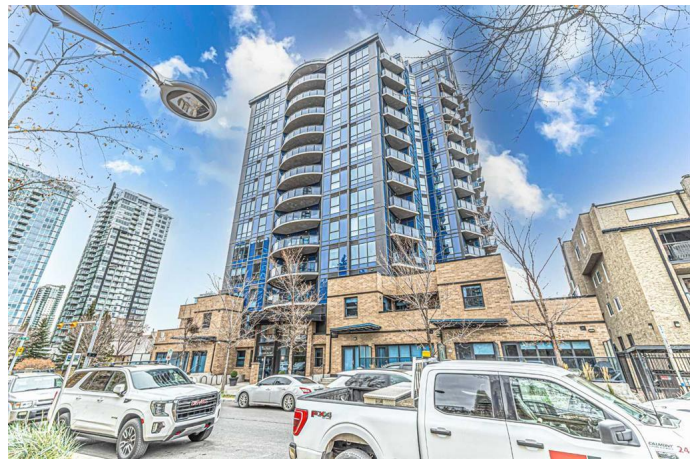
MLS® #A2199784

**\$609,000**

2 Bedroom, 2.00 Bathroom, 1,148 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Location doesn't get any better than this! South-west facing, very bright floor to ceiling windows, 18th-floor sub-penthouse condo overlooking Downtown Calgary Tower and also with Rocky Mountain view. Steps to downtown, 17th Ave, 4th Street entertainment districts, and the Stampede Grounds. Good school district, Western Canada HS. Many daycares in the area. Walk to work. One block to the Hospital. This stunning 2 bed, 2 bath + office unit boasts mountain views, a modern kitchen, and two private balconies with BBQ hookup. It has a wow factor. Enjoy luxury living with a rec room, resident lounge, guest suite, and electric car charging. Prime parking spot included! Schedule your showing today! Experience unparalleled urban living, enjoy breathtaking views of the mountains, Stampede fireworks, and the iconic Calgary Tower. Over looking Central Memorial Park, where many civic entertainment activities are held in the park. Unit features a fully upgraded interior with stainless steel appliances, quartz countertops, and sleek tile flooring. Step onto your private balcony with gas BBQ hookup and soak in the vibrant city atmosphere. Just a short stroll away from downtown office districts, 17th Ave entertainment, and convenient access to the LRT, Talisman Centre, and river pathways. Building amenities include a rec room, bike storage, resident lounge, guest suite, and 16 visitor parking stalls with electric car charging. Parking is an oversized parking spot conveniently located



near the exit. This is more than just a condo; it's a lifestyle. Concierge service during office hours.

Built in 2015

### **Essential Information**

MLS® #	A2199784
Price	\$609,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,148
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	1802, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0Y9

### **Amenities**

Amenities	Fitness Center, Parking, Party Room, Secured Parking, Visitor Parking, Bicycle Storage
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Granite Counters, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Central

Cooling	Central Air
# of Stories	19

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Concrete, Glass

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	37
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.