

# \$489,000 - 1102, 303 13 Avenue Sw, Calgary

MLS® #A2256170

**\$489,000**

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.

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2256170  |
| Price          | \$489,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 828       |
| Acres          | 0.00      |
| Year Built     | 2015      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

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

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Fitness Center, Guest Suite, Parking, Party Room |
| Parking Spaces | 1                                                |
| Parking        | Parkade, Underground                             |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home                                                        |
| Appliances        | Dishwasher, Double Oven, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Central                                                                                                  |
| Cooling           | Central Air                                                                                              |
| # of Stories      | 19                                                                                                       |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Concrete, Glass       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 39                   |
| Zoning         | CC-MH                |

### Listing Details

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

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