

# \$365,000 - 306, 303 13 Avenue Sw, Calgary

MLS® #A2224032

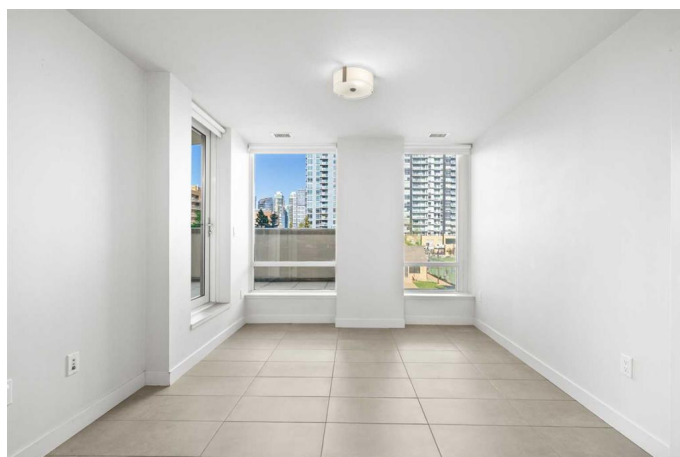
**\$365,000**

2 Bedroom, 2.00 Bathroom, 638 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

This beautifully maintained and sun-filled west-facing condo in the heart of Calgary's trendy Beltline offers the perfect opportunity for investors or urban dwellers seeking style, comfort, and unbeatable location. Situated on the third floor, this 2-bedroom, 2-bathroom home features an open-concept layout with oversized windows, a neutral color palette, and upscale finishes throughout, including a chef-inspired kitchen with granite countertops, a central island, soft-close cabinetry, and stainless steel appliances. The spacious primary bedroom boasts a 4-piece ensuite and generous closet space, while the second bedroom, full bath, in-suite laundry, and large living area complete the functional design. Enjoy summer evenings on the impressive 220 sq ft west-facing patio or take advantage of the nearby C-Train station just a 12-minute walk away. With central air conditioning, underground parking, and a location surrounded by shops, restaurants, banks, schools, and more, this condo combines lifestyle and investment appeal. Book your private showing today!!



Built in 2015

## Essential Information

MLS® #	A2224032
Price	\$365,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	638
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	306, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Secured Parking, Visitor Parking, Party Room, Recreation Facilities, Roof Deck, Recreation Room
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
# of Stories	19

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Composite Siding, Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	41
Zoning	CC-MH

### **Listing Details**

Listing Office	First Place Realty
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