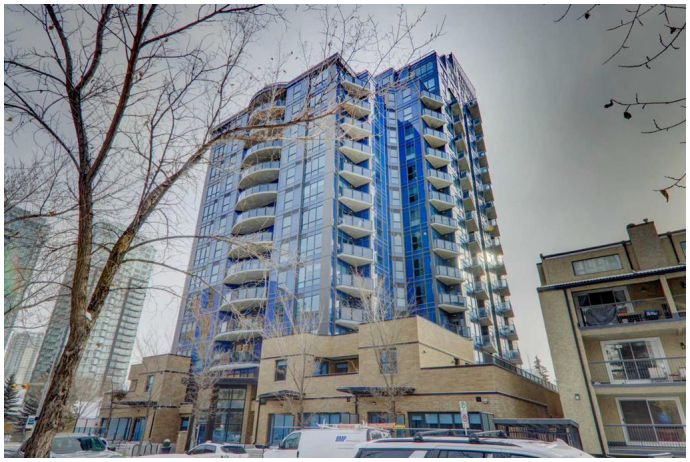
$750,000 - 1409, 303 13 Avenue Sw, Calgary

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 Calgaryâ€™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 chefâ€™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 bedÂ 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.Â Hardwood flooring, a 2-piece guest bathroom, and in-suite laundry add to the homeâ€™s refined design. This unit includesÂ a tandem titled underground heated parking stalls plusÂ storage locker.Â â€œThe Parkâ€• 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 Avenueâ€™s vibrant dining and shopping, 4th Streetâ€™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	82
Zoning	CC-MH

Listing Details

Listing Office	Royal LePage Benchmark

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.