

# \$305,000 - 303, 1334 13 Avenue Sw, Calgary

MLS® #A2201220

**\$305,000**

2 Bedroom, 2.00 Bathroom, 962 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Step into this spacious two-bedroom, 1.5 bath condo and be greeted by a freshly painted bright home, with a huge kitchen, perfect for entertaining! The large bar seamlessly overlooks the generously sized dining room, making it an ideal space for hosting dinner parties. With ample counter space and a functional layout, this kitchen is great for a someone who loves to spend time in the kitchen. Enjoy living in this amenities-rich building offering a lifestyle of convenience and leisure! With access to a sports court for active fun, fitness equipment to keep up with your workout routine, and a versatile meeting space. With everything at your fingertips, this building truly enhances both your work-life balance and recreational needs. Nestled just steps from vibrant 17th Ave, this gem offers the ultimate urban lifestyle with trendy restaurants, boutique shops, and easy access to the river pathway system. Enjoy your morning coffee or unwind in the evening on your south-facing balcony, soaking up the sunlight and taking in the energy of the city. This is the perfect blend of convenience and charm!

Built in 1980

## Essential Information

MLS® # A2201220

Price \$305,000



Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	962
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	303, 1334 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C3S2

### Amenities

Amenities	Elevator(s), Parking, Fitness Center, Garbage Chute, Game Court Interior, Recreation Facilities, Secured Parking, Storage, Trash
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	No Smoking Home, Storage, Elevator
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Wall/Window Air Conditioner, Microwave Hood Fan
Heating	Natural Gas, Hot Water
Cooling	Wall Unit(s)
# of Stories	12

### Exterior

Exterior Features	Balcony, Storage, Uncovered Courtyard
Roof	Tar/Gravel
Construction	Brick

### Additional Information

Date Listed	March 11th, 2025
Days on Market	97
Zoning	CC-MH

### **Listing Details**

Listing Office	CIR Realty
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