

\$675,000 - 203, 303 13 Avenue Sw, Calgary

MLS® #A2248626

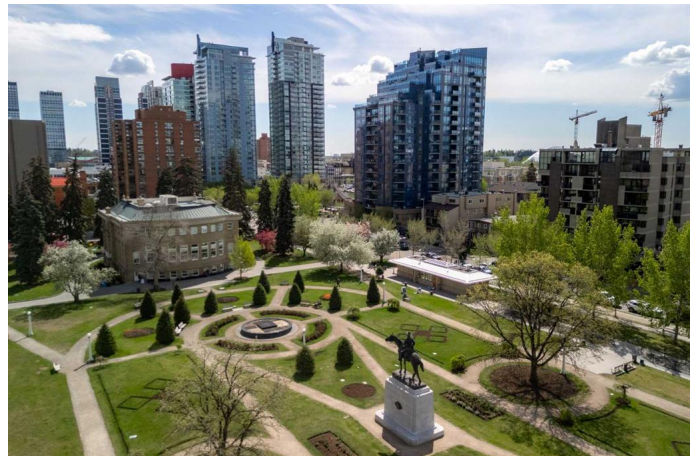
\$675,000

2 Bedroom, 3.00 Bathroom, 1,894 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience refined luxury in the heart of the beltline overlooking Central Memorial Park. This sprawling floor plan lives more like a house and less like a condo, with two private terraces, and an abundance of luxurious upgrades that are sure to satisfy even the most discerning buyers. Ideally located, with Calgary's vibrant entertainment scene, fine culinary experiences, and the downtown core all within a short walking distance, yet peacefully surrounded by the foliage and tranquility of the park. Beautiful mahogany hardwood flooring is complemented by stainless steel appliances and granite countertops flowing throughout the expansive open concept kitchen and living room. The magnitude of square footage offered is a rarity, and provides an exceptional layout including two spacious bedrooms and a den, perfect for those seeking more space while remaining central. The primary retreat offers a walk-in closet suitable for any sized wardrobe, and a lavish five-piece ensuite with heated tile floors. Guests can visit in comfort with the second bedroom providing its own ensuite and walk through closet, or for an elevated level of privacy, rent one of the guest suites offered by the building. Enjoy warm summer nights entertaining out on one of the two private terraces as the palpable energy of the city bustles below. Central Air Conditioning provides year-round comfort, and built in speakers provide the soundtrack to your daily life. Additional amenities include two titled



parking stalls with a storage cage, building concierge, a fitness centre, bike storage, a rooftop patio with a community garden, and a social room. Take advantage of this exceptional opportunity to own a very unique residence in one of Calgary’s most desirable downtown locales.

Built in 2016

Essential Information

MLS® #	A2248626
Price	\$675,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,894
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	203, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

Amenities

Amenities	Community Gardens, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Room, Trash, Visitor Parking
Parking Spaces	2
Parking	Secured, Titled, Underground

Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	Balcony
Roof	Asphalt
Construction	Brick, Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	40
Zoning	cc-MH

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.