

# \$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, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Double Oven
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
Zoning	CC-MH

### Listing Details

Listing Office	First Place Realty
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