\$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 Secured Parking, Visitor Parking, Bicycle Storage, Elevator(s), Fitness

Center, Parking, Party Room, Recreation Facilities, Roof Deck,

Recreation Room

Parking Spaces 1

Parking Parkade, Underground

Interior

Interior Features Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open

Floorplan, Recessed Lighting, Storage, Vinyl Windows, Breakfast Bar,

Granite Counters

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,

Washer/Dryer

Heating Forced Air Cooling Central Air

of Stories 19

Exterior

Exterior Features Balcony

Construction Composite Siding, Concrete, Brick

Additional Information

Date Listed May 30th, 2025

Days on Market 58

Zoning CC-MH

Listing Details

Listing Office First Place Realty

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