

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

MLS® #A2248626

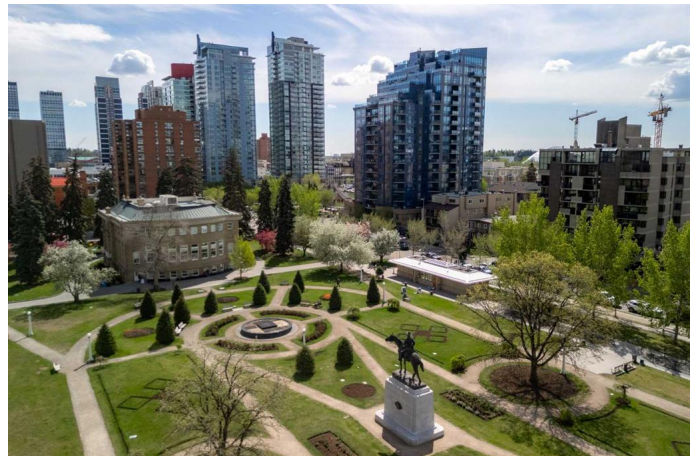
**\$675,000**

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 | 8                 |
| 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.