

# \$409,000 - 707, 303 13 Avenue, Calgary

MLS® #A2244973

**\$409,000**

2 Bedroom, 2.00 Bathroom, 773 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Location doesn't get any better than this! South-east facing, very bright floor to ceiling windows, overlooking Downtown Calgary Tower and Tennis court. Steps to downtown, 17th Ave, 4th Street entertainment districts, and the Stampede Grounds. Good school district, Western Canada HS. Many daycares in the area. Walk to work. One block to the Hospital. This 2 bed, 2 bath has a private balcony with BBQ hookup. Enjoy luxury living with a rec room, resident lounge, guest suite, and electric car charging. One U/G parking spot included! With stainless steel appliances, quartz countertops, and sleek tile flooring. Just a short stroll away from downtown office districts, convenient access to the LRT, Talisman Centre, and river pathways. Building amenities include a rec room, bike storage, resident lounge, guest suite, and 16 visitor parking stalls with electric car charging. This is more than just a condo; it's a lifestyle. Concierge service during office hours. Well managed building, pets subject to board approval. Schedule your showing today.

Built in 2015

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2244973  |
| Price     | \$409,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 773               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 707, 303 13 Avenue |
| Subdivision | Beltline           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2R0Y9             |

### Amenities

|                |                                                                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Playground, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                                                                             |
| Parking        | Parkade, Titled                                                                                                                                                               |
| # of Garages   | 1                                                                                                                                                                             |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Central, Natural Gas                                                                             |
| Cooling           | Central Air                                                                                      |
| # of Stories      | 19                                                                                               |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Brick, Concrete, Glass |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 7               |

Zoning

CC-MH

Listing Details

Listing Office

First Place Realty

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.