

# \$699,000 - 1602, 303 13 Avenue Sw, Calgary

MLS® #A2249538

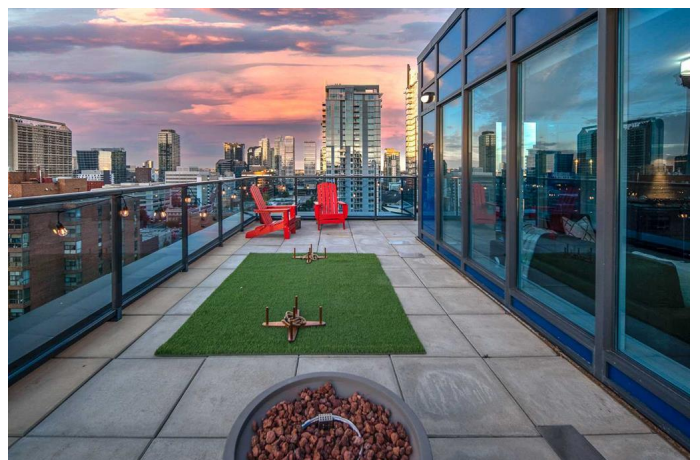
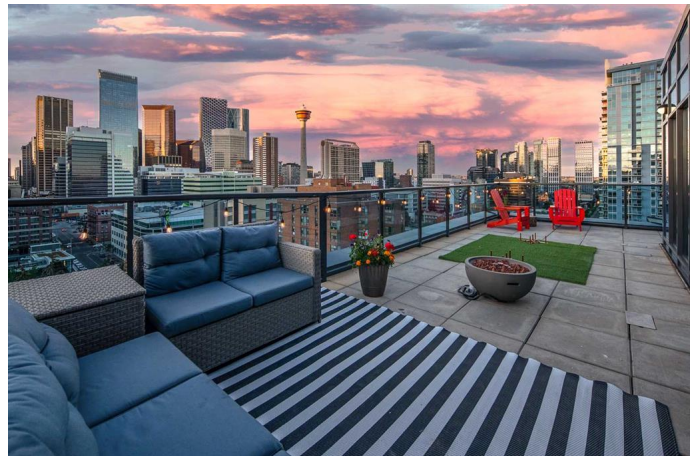
**\$699,000**

2 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Unparalleled Urban Living with 500 SqFt of Outdoor Space & Iconic Downtown Views! Welcome to your extraordinary Beltline home — where modern design meets unmatched outdoor living. This stunning 2-bedroom, 2-bath condo showcases two expansive balconies totalling nearly 500 sqft that capture the best panoramic views of Calgary’s downtown skyline and two historic parks — Central Memorial and Haultain. Best of all, your views are forever protected by these historic parks, ensuring your skyline backdrop will never be obstructed. Your outdoor living possibilities are endless — enjoy morning yoga, al fresco dining, or evening wine with twinkling city lights. With nearly 500 sqft of outdoor space, you can work-from-patio (WFP) with inspiring city and park views. The patio is fully equipped with gas, water, and electrical outlets — whether you dream of a cold plunge or hot outdoor tub, urban garden, or outdoor gas heater or gas fire-pit for year-round enjoyment, the choice is yours. Step inside to an open-concept layout bathed in natural light from floor-to-ceiling windows. The chef-inspired kitchen features sleek cabinetry, stainless steel appliances, and a large island that flows seamlessly into the spacious living and dining areas — perfect for entertaining against a breathtaking backdrop. The primary retreat offers direct balcony access, a walk-in closet, and a private ensuite, while the second bedroom is thoughtfully designed with the same panoramic views.



Both bedrooms enjoy brand-new flooring and fresh paint, ensuring a move-in ready experience.

? Building Amenities:

â€¢ Fitness centre, social room, rooftop patio & gardens

â€¢ Guest suite for overnight visitors

â€¢ Heated underground parking + bike storage

â€¢ Ample visitor parking for friends and family

â€¢ Convenient P1 parking stall â€” no need to drive endlessly around the parkade

? Unbeatable Location:

Situated on the 13 Ave Greenway, you are steps to The District at Beltline, First Street Market Food Hall, coffee shops (Denville, Alforno, Starbucks, etc), bakeries, and some of Calgaryâ€™s most celebrated restaurants (Ten foot Henry, Beltliner, Pat and Betty, Native Tongues, Kama, etc). Enjoy easy access to the Saddledome, 17th Avenue Entertainment District, and Mission. Only 5 minutes to the C-Train, and just 3 blocks from the future Green Line station â€” this is the ultimate urban lifestyle.

?? This rare property with unmatched outdoor space, forever-protected views, and unbeatable convenience will not last long.

Built in 2015

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2249538    |
| Price          | \$699,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 961         |
| Acres          | 0.00        |
| Year Built     | 2015        |
| Type           | Residential |

|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1602, 303 13 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0Y9                |

### Amenities

|                |                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Party Room, Picnic Area, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                                                                                    |
| Parking        | Heated Garage, Parkade, Titled, Underground                                                                          |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s), Low Flow Plumbing Fixtures |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings      |
| Heating           | Fan Coil, Natural Gas                                                                            |
| Cooling           | Central Air                                                                                      |
| # of Stories      | 18                                                                                               |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Courtyard, Garden, Private Yard, Storage |
| Roof              | Tar/Gravel                               |
| Construction      | Brick, Concrete, Masonite                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 1                 |
| Zoning         | CC-MH             |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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