

\$460,000 - 201, 303 13 Avenue Sw, Calgary

MLS® #A2249782

\$460,000

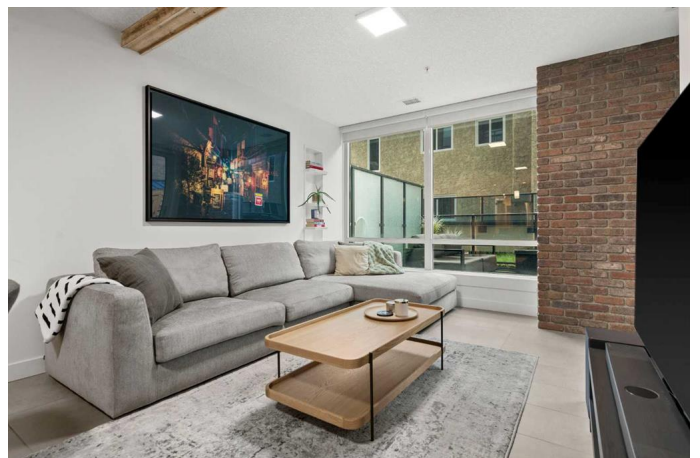
2 Bedroom, 2.00 Bathroom, 853 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Discover a rare blend of style, comfort, and serious outdoor space in this stunning 2-bed, 2-bath condo located in the heart of the Beltline. With 853 sq ft of open-concept interior living space and an absolutely massive 525 sqft patio, this unit offers a hip urban lifestyle with unbeatable extras.

Step inside and you™re welcomed by tile and hardwood floors, exposed brick veneer feature wall, and custom barn doors that give the space a modern-industrial edge. Storage is never an issue with the custom pantry / storage room and built-in lockers at the entry. The modern kitchen features granite countertops, stainless steel appliances including an induction top range and breakfast bar. The spacious primary bedroom includes exceptional wardrobe storage and a private 4-piece ensuite with granite countertops. The second bedroom can easily be utilized as a home office if needed and has large windows. But it™s the patio that truly sets this home apart: over 525 sq ft of private outdoor space, complete with a natural gas BBQ hookup, a large outdoor storage shed, and your very own infrared sauna – a private retreat right outside your door. This unit includes one titled underground parking stall with a storage cage, and sits in The Park, a well-managed, pet-friendly building loaded with amenities: concierge, fitness center, bike storage, social lounge with outdoor patio and community garden, guest suites, and EV charging. All this just steps from Central Memorial Park, 17th



Ave, Stephen Avenue, and everything downtown has to offer. Trendy, functional, and full of unique upgrades you won't find in other units – this one's a true gem.

Built in 2015

Essential Information

MLS® #	A2249782
Price	\$460,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	853
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	201, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Party Room
Parking Spaces	1
Parking	Parkade, Titled, Underground
# of Garages	1

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Pantry, Storage
Appliances	Built-In Range, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked

Heating	Central
Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	Balcony, BBQ gas line, Storage
Roof	See Remarks
Construction	Brick, Concrete

Additional Information

Date Listed	August 25th, 2025
Days on Market	22
Zoning	CC-MH

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

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.