

# \$365,000 - 306, 303 13 Avenue Sw, Calgary

MLS® #A2224032

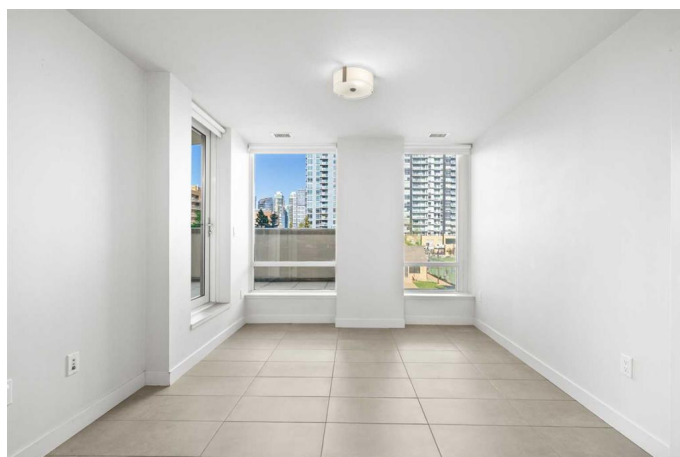
**\$365,000**

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	Bicycle Storage, Elevator(s), Fitness Center, Parking, Secured Parking, Visitor Parking, Party Room, Recreation Facilities, Roof Deck, Recreation Room
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
# of Stories	19

### Exterior

Exterior Features	Balcony
Construction	Brick, Composite Siding, Concrete

### Additional Information

Date Listed	May 30th, 2025
Days on Market	42
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.