

# \$350,000 - 603, 525 13 Avenue Sw, Calgary

MLS® #A2231557

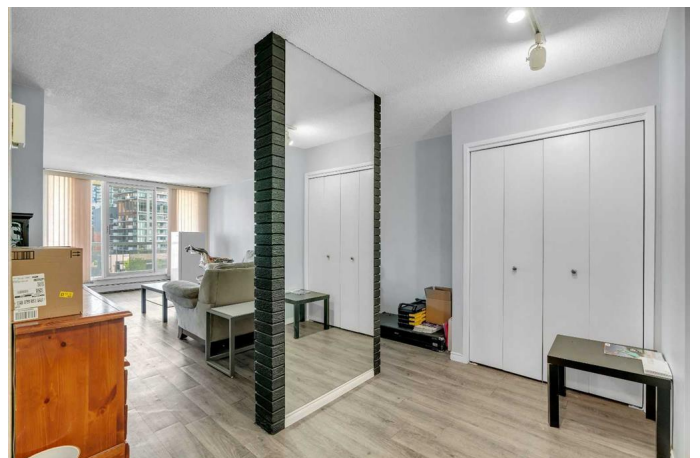
## \$350,000

3 Bedroom, 2.00 Bathroom, 1,243 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Top-Floor Corner Unit | 3 Bedrooms | Ideal for Investors or House Hackers. Welcome to Unit 603 at Wexford Place an incredibly rare and spacious 3-bedroom, 2-bath top floor corner unit offering 1,241 sq ft of updated living space in the heart of Calgary's vibrant Beltline. This is an exceptional opportunity for real estate investors or young professionals looking to offset living costs by renting out additional bedrooms. This adult-only (+18) building is perfectly located just steps from 17th Avenue, 4th Street, and all major amenities, making it highly attractive for tenants and owners alike. The layout is ideal for shared living, with a generous primary suite featuring a full ensuite and private balcony, and two additional full-sized bedrooms served by a second full bathroom. The home features a spacious, open-concept layout with a bright living room that opens to one of two private balconies. The large kitchen offers extensive cabinetry and counter space, along with a dedicated dining area perfect for both daily living and entertaining. A welcoming foyer with a charming brick wall detail adds character and warmth upon entry. Additional features include in-suite laundry, a private storage locker in the basement, and secure covered tandem parking for two vehicles. Whether you're looking to house hack, invest, or simply enjoy the freedom of a large, inner-city condo with income potential, this top-floor unit delivers unmatched flexibility and value. Don't miss this rare opportunity!



Built in 1968

## Essential Information

MLS® #	A2231557
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,243
Acres	0.00
Year Built	1968
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	603, 525 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0K4

## Amenities

Amenities	Elevator(s), Secured Parking, Storage
Parking Spaces	2
Parking	Covered, Stall, Secured, Tandem

## Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	6

## Exterior

Exterior Features	Balcony
-------------------	---------

Roof	Tar/Gravel
Construction	Brick, Concrete, Stone

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	73
Zoning	CC-MH

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.