

# \$750,000 - 1409, 303 13 Avenue Sw, Calgary

MLS® #A2192423

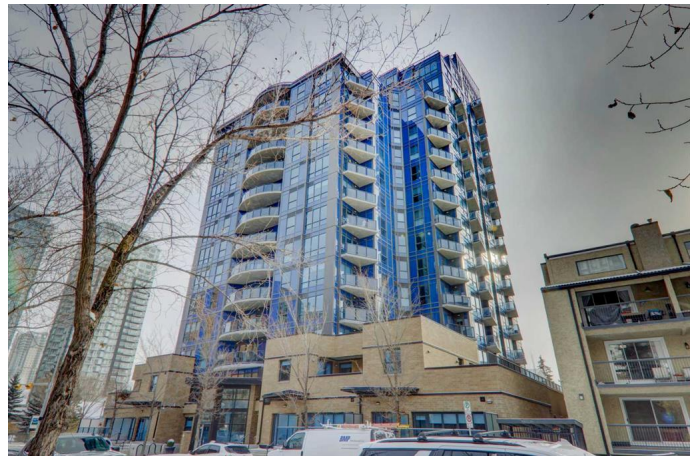
**\$750,000**

2 Bedroom, 3.00 Bathroom, 1,275 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience modern luxury and convenience in this stunning 2-bedroom, 2.5-bathroom condo in Calgary's Beltline. Located on the 14th floor, this corner unit offers breathtaking panoramic views of the Downtown Core, the Rocky Mountains, and Memorial Park through floor-to-ceiling windows. Spanning 1,279 sq. ft. of air-conditioned living space, this residence boasts premium upgrades, and an open-concept design. The chef's kitchen features a large granite island, top-tier stainless steel appliances, including a gas stove, and full-height espresso-stained cabinetry with under-lighting. The dining area is perfect for hosting, while the living room provides access to a west-facing balcony ideal for enjoying sunsets or grilling with the gas BBQ hookup. A dedicated den with built-in Murphy bed and a drop-leaf desk makes for an excellent home office. Both bedrooms include walk-in closets, with custom built-ins and spa-inspired 4-piece ensuites. The primary suite offers a private balcony with stunning southern views while the second bedroom is generous in size and boasts a 4 piece ensuite. Hardwood flooring, a 2-piece guest bathroom, and in-suite laundry add to the home's refined design. This unit includes a tandem titled underground heated parking stalls plus a storage locker. The Park offers top-notch amenities, including a gym, outdoor terrace, bike storage, recreation room, resident lounge, guest suite, and 16 underground visitor parking spots with EV



charging. Security and maintenance services ensure a stress-free, lock-and-leave lifestyle. This unbeatable location places you steps from Central Memorial Park, 17th Avenue's vibrant dining and shopping, 4th Street's entertainment, and future attractions in the entertainment district. Nearby are the LRT, Stampede Grounds, MNP Community & Sport Centre, and scenic river pathways. Historic sites and public tennis courts add to the charm. Enjoy urban sophistication with easy access to everything Calgary has to offer.

Built in 2015

**Essential Information**

MLS® #	A2192423
Price	\$750,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,275
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

**Community Information**

Address	1409, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

**Amenities**

Amenities	Party Room, Trash, Visitor Parking, Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Secured Parking, Storage
Parking Spaces	2
Parking	Parkade, Stall, Underground, Heated Garage, Titled

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	19

## Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Rubber
Construction	Brick, Composite Siding, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	February 6th, 2025
Days on Market	66
Zoning	CC-MH

## Listing Details

Listing Office	Royal LePage Benchmark
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