# \$399,900 - 707, 303 13 Avenue Sw, Calgary

MLS® #A2244973

### \$399,900

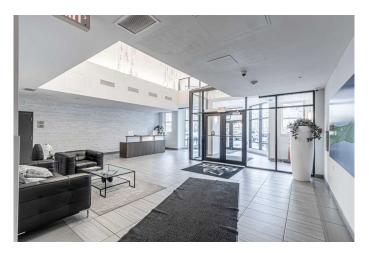
2 Bedroom, 2.00 Bathroom, 773 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Location doesn't get any better than this! South-east facing, very bright floor to ceiling windows, overlooking Downtown Calgary Tower and Tennis court. Steps to downtown, 17th Ave, 4th Street entertainment districts, and the Stampede Grounds. Good school district, Western Canada HS. Many daycares in the area. Walk to work. One block to the Hospital. This 2 bed, 2 bath has a private balcony with BBQ hookup. Enjoy luxury living with a rec room, resident lounge, guest suite, and electric car charging. One U/G parking spot included! With stainless steel appliances, quartz countertops, and sleek tile flooring. Just a short stroll away from downtown office districts, convenient access to the LRT, Talisman Centre, and river pathways. Building amenities include a rec room, bike storage, resident lounge, guest suite, and 16 visitor parking stalls with electric car charging. This is more than just a condo; it's a lifestyle. Concierge service during office hours. Well managed building, pets subject to board approval. Schedule your showing today.







Built in 2015

#### **Essential Information**

MLS® # A2244973 Price \$399,900

Bedrooms 2 Bathrooms 2.00 Full Baths 2

Square Footage 773

Acres 0.00

Year Built 2015

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 707, 303 13 Avenue Sw

Subdivision Beltline

City Calgary

County Calgary

Province Alberta

Postal Code T2R0Y9

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Party

Room, Playground, Secured Parking, Snow Removal, Storage, Trash,

Visitor Parking, Community Gardens

Parking Spaces 1

Parking Parkade, Titled

# of Garages 1

#### Interior

Interior Features Granite Counters, No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Central, Natural Gas

Cooling Central Air

# of Stories 19

#### **Exterior**

Exterior Features Balcony

Construction Brick, Concrete, Glass

#### **Additional Information**

Date Listed July 31st, 2025

Days on Market 77

Zoning CC-MH

# **Listing Details**

Listing Office First Place Realty

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