

# \$699,000 - 203, 303 13 Avenue Sw, Calgary

MLS® #A2220917

**\$699,000**

2 Bedroom, 3.00 Bathroom, 1,894 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience refined luxury in the heart of the beltline overlooking Central Memorial Park. Ideally located steps away from Calgary's vibrant entertainment scene, fine culinary experiences, and the downtown core. This sprawling floor plan offers over 1800 sq.ft. of living space, and an abundance of luxurious upgrades that are sure to satisfy even the most discerning buyers. Beautiful mahogany hardwood flooring is complemented by stainless steel appliances and granite countertops flowing throughout the expansive kitchen and living room. The magnitude of square footage offered is a rarity, and provides an exceptional layout including two spacious bedrooms and a den, perfect for those seeking more space while remaining central. The primary retreat offers a walk-in closet suitable for any sized wardrobe, and a lavish five-piece ensuite with heated tile floors. Guests can visit in comfort with the second bedroom providing its own ensuite and walk through closet, or for an elevated level of privacy, rent one of the guest suites offered by the building. Enjoy warm summer nights entertaining out on one of the two private terraces as the palpable energy of the city bustles below. Central Air Conditioning provides year-round comfort, and built in speakers provide the soundtrack to your daily life. Additional amenities include two titled parking stalls, building concierge, a fitness centre, bike storage, a rooftop patio with a community garden, and a social room. Take advantage of this rare opportunity to own



a spectacular residence in one of  
Calgary's most desirable downtown  
locales.

Built in 2016

### Essential Information

MLS® #	A2220917
Price	\$699,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,894
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	203, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

### Amenities

Amenities	Elevator(s), Parking, Visitor Parking, Community Gardens, Fitness Center, Guest Suite, Party Room, Recreation Room, Trash
Parking Spaces	2
Parking	Titled, Underground, Secured

### Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator,

	Washer, Electric Range
Heating	Central
Cooling	Central Air
# of Stories	18

## Exterior

Exterior Features	Balcony
Roof	Asphalt
Construction	Brick, Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	42
Zoning	cc-MH

## Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.