

# \$590,000 - 1802, 303 13 Avenue Sw, Calgary

MLS® #A2235143

**\$590,000**

2 Bedroom, 2.00 Bathroom, 1,148 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Location doesn't get any better than this! South-west facing, very bright floor to ceiling windows, 18th-floor sub-penthouse condo overlooking Downtown Calgary Tower and also with Rocky Mountain view. 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 stunning 2 bed, 2 bath + office unit boasts mountain views, a modern kitchen, and two private balconies with BBQ hookup. It has a wow factor. Enjoy luxury living with a rec room, resident lounge, guest suite, and electric car charging. Prime parking spot included! Schedule your showing today! Experience unparalleled urban living, enjoy breathtaking views of the mountains, Stampede fireworks, and the iconic Calgary Tower. Overlooking Central Memorial Park, where many civic entertainment activities are held in the park. Unit features a fully upgraded interior with stainless steel appliances, quartz countertops, and sleek tile flooring. Step onto your private balcony with gas BBQ hookup and soak in the vibrant city atmosphere. Just a short stroll away from downtown office districts, 17th Ave entertainment, and 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. Parking is an oversized parking spot conveniently located



near the exit. This is more than just a condo; it's a lifestyle. Concierge service during office hours.

Built in 2015

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2235143          |
| Price          | \$590,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,148             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1802, 303 13 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R0Y9                 |

**Amenities**

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Parking, Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Party Room |
| Parking Spaces | 1                                                                              |
| Parking        | Parkade, Underground                                                           |

**Interior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Granite Counters             |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer |
| Heating           | Natural Gas, Central                                          |
| Cooling           | Central Air                                                   |

|              |    |
|--------------|----|
| # of Stories | 19 |
|--------------|----|

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Concrete, Brick, Glass |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 88              |
| Zoning         | CC-MH           |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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