

\$674,900 - 1602, 303 13 Avenue Sw, Calgary

MLS® #A2249538

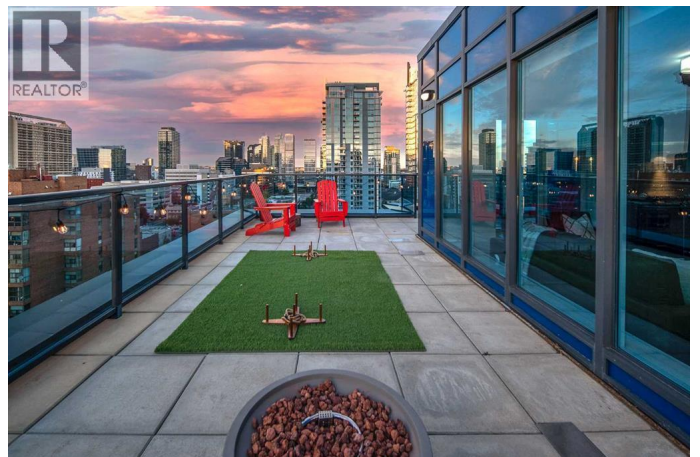
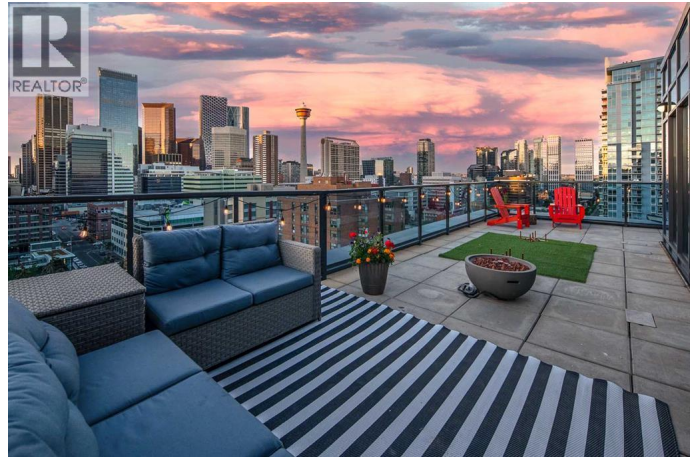
\$674,900

2 Bedroom, 2.00 Bathroom, 961 sqft

Single Family on 0.00 Acres

Beltline, Calgary, Alberta

Unparalleled Urban Living with 500 SqFt of Outdoor Space & Iconic Downtown Views! Welcome to your extraordinary Beltline home – where modern design meets unmatched outdoor living. This stunning 2-bedroom, 2-bath condo showcases two expansive balconies totalling nearly 500 sqft that capture the best panoramic views of Calgary’s downtown skyline and two historic parks – Central Memorial and Haultain. Best of all, your views are forever protected by these historic parks, ensuring your skyline backdrop will never be obstructed. Your outdoor living possibilities are endless – enjoy morning yoga, al fresco dining, or evening wine with twinkling city lights. With nearly 500 sqft of outdoor space, you can work-from-patio (WFP) with inspiring city and park views. The patio is fully equipped with gas, water, and electrical outlets – whether you dream of a cold plunge or hot outdoor tub, urban garden, or outdoor gas heater or gas fire-pit for year-round enjoyment, the choice is yours. Step inside to an open-concept layout bathed in natural light from floor-to-ceiling windows. The chef-inspired kitchen features sleek cabinetry, stainless steel appliances, and a large island that flows seamlessly into the spacious living and dining areas – perfect for entertaining against a breathtaking backdrop. The primary retreat offers direct balcony access, a walk-in closet, and a private ensuite, while the second bedroom is thoughtfully designed with the same



panoramic views. Both bedrooms enjoy brand-new flooring and fresh paint, ensuring a move-in ready experience. Building Amenities:â€¢ Fitness centre, social room, rooftop patio & gardensâ€¢ Guest suite for overnight visitorsâ€¢ Heated underground parking + bike storageâ€¢ Ample visitor parking for friends and familyâ€¢ Convenient P1 parking stall â€” no need to drive endlessly around the parkadeUnbeatable Location:Situated on the 13 Ave Greenway, you are steps to The District at Beltline, First Street Market Food Hall, coffee shops (Dewille , Alforno, Starbucks, etc), bakeries, and some of Calgaryâ€™s most celebrated restaurants (Ten foot Henry, Beltliner, Pat and Betty, Native Tongues, Kama, etc). Enjoy easy access to the Saddledome, 17th Avenue Entertainment District, and Mission. Only 5 minutes to the C-Train, and just 3 blocks from the future Green Line station â€” this is the ultimate urban lifestyle.This rare property with unmatched outdoor space, forever-protected views, and unbeatable convenience will not last long. (id:6289)

Built in 2015

Essential Information

Listing #	A2249538
Price	\$674,900
Bedrooms	2
Bathrooms	2.00
Square Footage	961
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1602, 303 13 Avenue Sw
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Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2R0Y9

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Exercise Centre, Guest Suite, Party Room
Features	No Smoking Home, Guest Suite, Parking
Parking Spaces	1
Parking	Garage, Heated Garage, Underground
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings
Heating	Natural gas
Cooling	Central air conditioning
# of Stories	18

Exterior

Exterior	Brick, Concrete
Construction	Poured concrete

Listing Details

Listing Office	Homecare Realty Ltd.
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