

# \$439,000 - 201, 303 13 Avenue Sw, Calgary

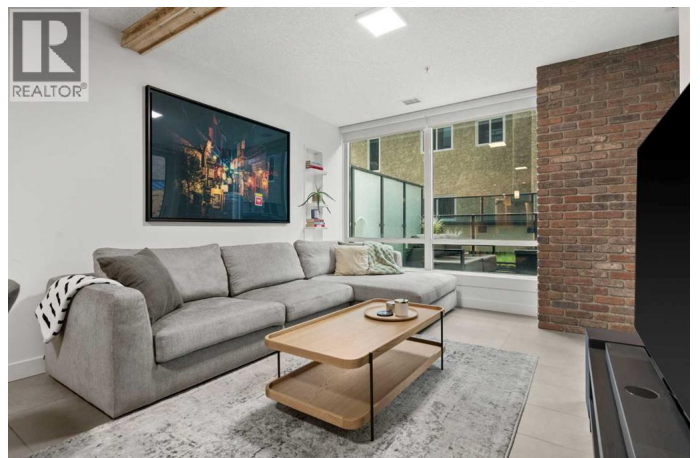
MLS® #A2249782

**\$439,000**

2 Bedroom, 2.00 Bathroom, 853 sqft  
Single Family on 0.00 Acres

Beltline, Calgary, Alberta

Discover a rare blend of style, comfort, and serious outdoor space in this stunning 2-bed, 2-bath condo located in the heart of the Beltline. With 853 sq ft of open-concept interior living space and an absolutely massive 525 sqft patio, this unit offers a hip urban lifestyle with unbeatable extras. Step inside and youâ€™re welcomed by tile and hardwood floors, exposed brick veneer feature wall, and custom barn doors that give the space a modern-industrial edge. Storage is never an issue with the custom pantry / storage room and built-in lockers at the entry. The modern kitchen features granite countertops, stainless steel appliances including an induction top range and breakfast bar. The spacious primary bedroom includes exceptional wardrobe storage and a private 4-piece ensuite with granite countertops. The second bedroom can easily be utilized as a home office if needed and has large windows. But itâ€™s the patio that truly sets this home apart: over 525 sq ft of private outdoor space, complete with a natural gas BBQ hookup, a large outdoor storage shed, and your very own infrared sauna â€“ a private retreat right outside your door. This unit includes one titled underground parking stall with a storage cage, and sits in The Park, a well-managed, pet-friendly building loaded with amenities: concierge, fitness center, bike storage, social lounge with outdoor patio and community garden, guest suites, and EV charging. All this just steps from Central Memorial Park, 17th



Ave, Stephen Avenue, and everything downtown has to offer. Trendy, functional, and full of unique upgrades you won't find in other units – this one's a true gem. (id:6289)

Built in 2015

### Essential Information

Listing #	A2249782
Price	\$439,000
Bedrooms	2
Bathrooms	2.00
Square Footage	853
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	201, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2R0Y9

### Amenities

Amenities	Park, Playground, Schools, Shopping, Exercise Centre, Party Room
Features	Closet Organizers, Gas BBQ Hookup
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Refrigerator, Dishwasher, Range, Microwave, Hood Fan, Washer/Dryer Stack-Up
Heating	Central heating
Cooling	Central air conditioning
# of Stories	18

### Exterior

Exterior Brick, Concrete  
Construction Poured concrete

## Listing Details

Listing Office Sotheby's International Realty Canada



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