

# \$409,900 - 207, 303 13 Avenue Sw, Calgary

MLS® #A2227677

**\$409,900**

2 Bedroom, 2.00 Bathroom, 742 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Priced to sell! This is condo living at its finest in the beltline. This beautiful building is directly across the street from central park. The unit has a huge wrap around deck facing south and west. This is perfect for entertaining or enjoying quiet moments with sun and the beautiful sunset surrounded by lush vegetation. The inside of this unit is in mint condition with many windows all dressed with top of the line blinds. All furniture is negotiable and is high end. This is a perfect suite for investors and for professionals and /or people who may be downsizing. The building has a concierge. A perfect location!

Built in 2015

## Essential Information

MLS® #	A2227677
Price	\$409,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	742
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information



Address	207, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R0Y9

### Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Park, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Enclosed, Titled, Underground
# of Garages	1

### Interior

Interior Features	Granite Counters, High Ceilings, No Smoking Home, Elevator, Recreation Facilities
Appliances	Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Electric Oven
Heating	Fan Coil, Electric
Cooling	Central Air
# of Stories	18

### Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Tar/Gravel
Construction	Brick
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
Days on Market	77
Zoning	DC
HOA Fees	800
HOA Fees Freq.	MON

### Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

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 MLS®®, Multiple Listing Service® 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.