

# \$398,000 - 207, 303 13 Avenue Sw, Calgary

MLS® #A2227677

**\$398,000**

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          | \$398,000         |
| 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, Parking, Park, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                       |
| Parking        | Enclosed, Titled, Underground                                                                                           |
| # of Garages   | 1                                                                                                                       |

### Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Granite Counters, High Ceilings, No Smoking Home, Recreation Facilities                                                                  |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Central Air Conditioner, Electric Oven, Garage Control(s), Microwave Hood Fan, Window Coverings |
| Heating           | Electric, Fan Coil                                                                                                                                 |
| 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 | 112             |
| Zoning         | DC              |
| HOA Fees       | 800             |
| HOA Fees Freq. | MON             |

### Listing Details

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

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