

306, 303 13 Avenue SW  
Calgary, Alberta

MLS # A2224032



**\$365,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	638 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 585
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows		
<b>Inclusions:</b>	None		

This beautifully maintained and sun-filled west-facing condo in the heart of Calgary's trendy Beltline offers the perfect opportunity for investors or urban dwellers seeking style, comfort, and unbeatable location. Situated on the third floor, this 2-bedroom, 2-bathroom home features an open-concept layout with oversized windows, a neutral color palette, and upscale finishes throughout, including a chef-inspired kitchen with granite countertops, a central island, soft-close cabinetry, and stainless steel appliances. The spacious primary bedroom boasts a 4-piece ensuite and generous closet space, while the second bedroom, full bath, in-suite laundry, and large living area complete the functional design. Enjoy summer evenings on the impressive 220 sq ft west-facing patio or take advantage of the nearby C-Train station just a 12-minute walk away. With central air conditioning, underground parking, and a location surrounded by shops, restaurants, banks, schools, and more, this condo combines lifestyle and investment appeal. Book your private showing today!!