

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

MLS® #A2249538

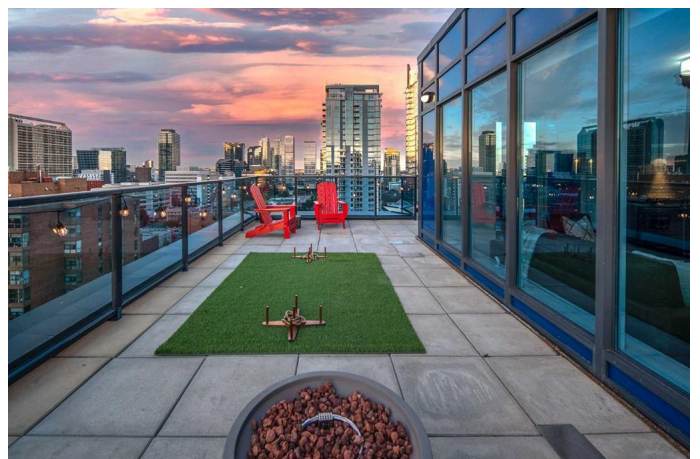
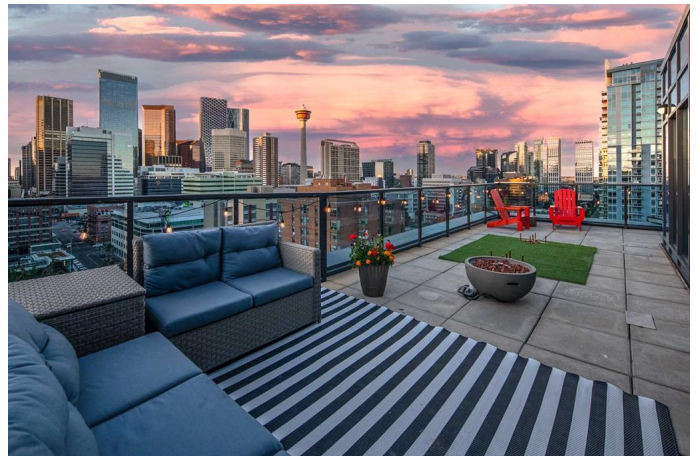
\$674,900

2 Bedroom, 2.00 Bathroom, 961 sqft

Residential 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 & gardens
- â€¢ Guest suite for overnight visitors
- â€¢ Heated underground parking + bike storage
- â€¢ Ample visitor parking for friends and family
- â€¢ Convenient P1 parking stall â€” no need to drive endlessly around the parkade

? Unbeatable 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.

Built in 2015

Essential Information

MLS® #	A2249538
Price	\$674,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment

Style	Single Level Unit
Status	Active

Community Information

Address	1602, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Party Room, Secured Parking, Visitor Parking, Picnic Area
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	Courtyard, Garden, Private Yard, Storage
Roof	Tar/Gravel
Construction	Brick, Concrete, Masonite

Additional Information

Date Listed	August 22nd, 2025
Days on Market	42
Zoning	CC-MH

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

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 MLSÂ®, Multiple Listing ServiceÂ® 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.