

\$750,000 - 1605, 303 13 Avenue Sw, Calgary

MLS® #A2149138

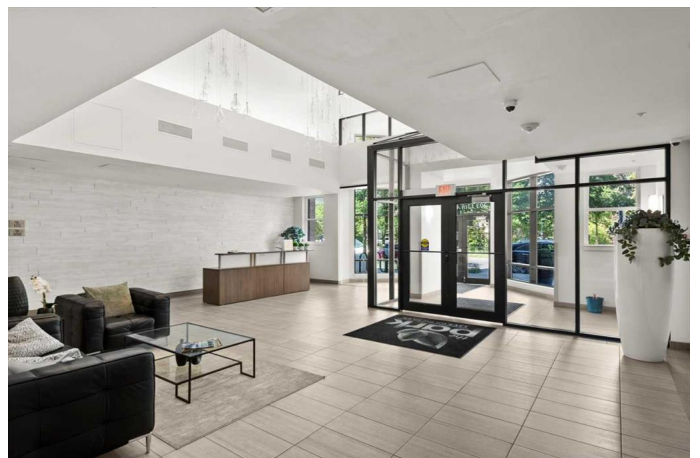
\$750,000

2 Bedroom, 3.00 Bathroom, 1,280 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Convenience and modern luxury blend seamlessly in this impressive 2-bedroom, 2.5-bathroom apartment-style condo located in the Beltline of Downtown Calgary. One of the highlights of this exclusive corner unit is the floor-to-ceiling height windows that provide unparalleled panoramic views of the Downtown Core, the Rocky Mountains, and Memorial Park. This exceptional sun-filled floor plan is complete with 9'™ ceilings and showcases an exceptional design and upgrades throughout the 1,275 square feet of air-conditioned living space. The kitchen is a chef's haven with an expansive granite-covered centre island and a premium stainless steel appliance package, including the coveted gas stove. Full-height espresso-stained under-lit cabinetry creates a warm and inviting atmosphere while enhancing functionalities for all your culinary needs. Watch the newest release, your favourite team, or the incredible weather systems rolling over the mountains from the comfort of the adjacent living room. The living room also provides easy access to enjoy the outdoors or barbecue from the west-facing balcony. The spacious dining area will easily accommodate your guests while hosting dinner parties. Set up your home office in the den, complete with custom built-ins and a versatile drop-leaf desk. Both bedrooms are designed with walk-in closets and spa-inspired 4-piece ensuites for ultimate relaxation. The owner's suite features a private balcony, perfect for enjoying morning



coffee and southern views. Stylish design flows into the second bedroom that can be used as a second media room and includes a comfortable built-in Murphy bed for overnight guests. This unit is distinguished by its exquisite hardwood flooring, with the layout cleverly incorporating a laundry area and a private 2-piece bathroom with modern fixtures, and a sleek vanity, providing a perfect blend of functionality and style. Additionally, it comes with two titled underground and heated parking stalls for added convenience. "The Park" offers top-notch amenities, including an outdoor terrace, bike storage, 2 elevators, and a gym. But its location truly sets it apart. Positioned between office buildings, the vibrant dining and entertainment of 17th Avenue SW, the future entertainment district, and a block from bustling 4th Street, this lock-and-leave apartment has ample space for family and entertaining, within a short walk to Calgary's rich amenities. Beyond its stunning interior and prime location, the condo offers unparalleled convenience and sophistication. The Beltline is known for its vibrant community with easy access to some of Calgary's best dining, shopping, and entertainment options. Whether you are taking a leisurely stroll to nearby parks, enjoying the nightlife, or commuting, this condo is the perfect home base. In summary, this luxurious condo is more than a place to live; it's a gateway to an enriched urban lifestyle. Every detail has been curated for an extraordinary living experience.

Built in 2015

Essential Information

MLS® #

A2149138

Price	\$750,000
Sold Price	\$730,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,280
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1605, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

Amenities

Amenities	Elevator(s), Fitness Center, Recreation Facilities, Secured Parking, Trash, Visitor Parking
Parking Spaces	2
Parking	Underground

Interior

Interior Features	Bookcases, Built-in Features, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Washer, Window Coverings
Heating	Fan Coil, In Floor
Cooling	Central Air
# of Stories	18
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance
Roof	Rubber, Tar/Gravel
Construction	Brick, Concrete, Metal Siding

Additional Information

Date Listed	July 16th, 2024
Date Sold	July 19th, 2024
Days on Market	2
Zoning	CC-MH
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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