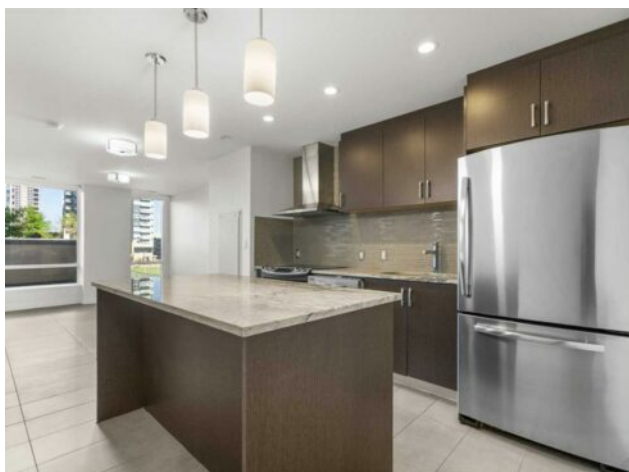


306, 303 13 Avenue SW
Calgary, Alberta

MLS # A2224032



\$365,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 585
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows		
Inclusions:	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!!