

# \$279,995 - 310, 303 13 Avenue Sw, Calgary

MLS® #A2215904

**\$279,995**

1 Bedroom, 1.00 Bathroom, 455 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\*Heart of Beltline\*\*** Perfectly positioned in the heart of Calgary's vibrant Beltline community, this 1-bedroom, 1-bath apartment offers 455 sq.ft. of smartly designed space—an excellent opportunity for first-time buyers or savvy investors alike.

The open-concept layout features a modern kitchen with plenty of granite counter space, ideal for cooking or entertaining. Enjoy sunshine all day from your south-facing balcony, and stay cool through the summer with central A/C.

Located just steps from Central Memorial Park and only a short walk to the shops, dining, and nightlife of 17th Avenue (without the noise), this location is easily accessible for the urban commuter with plenty of street parking in the area.

Inner-city living has never been more accessible—don't miss your chance to own in one of Calgary's most walkable and desirable neighborhoods!

Built in 2015

## Essential Information

MLS® #                    A2215904

Price                     \$279,995

Bedrooms              1



Bathrooms	1.00
Full Baths	1
Square Footage	455
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	310, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

### **Amenities**

Amenities	Elevator(s), Fitness Center, Party Room, Trash
Parking	None

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, No Animal Home, Open Floorplan
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	18

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete, Aluminum Siding, Metal Frame

### **Additional Information**

Date Listed	May 5th, 2025
Days on Market	3
Zoning	CC-MH

### **Listing Details**

Listing Office

CIR Realty

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