

**310, 303 13 Avenue SW**  
**Calgary, Alberta**
**MLS # A2215904**

**\$279,995**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	455 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 398
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Concrete, Metal Frame	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, Open Floorplan		

**Inclusions:** N/A

**\*\*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!