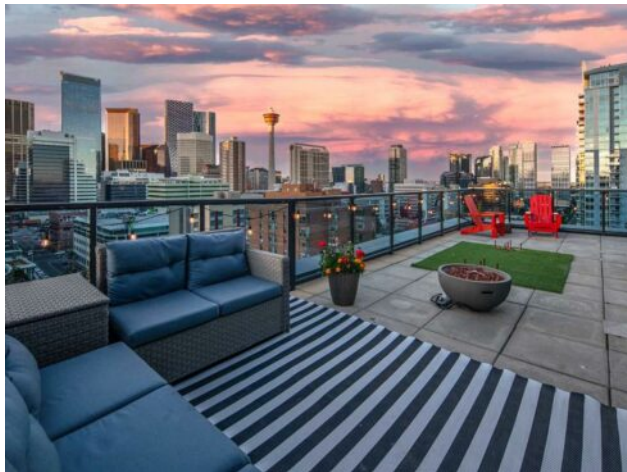


**1602, 303 13 Avenue SW**  
**Calgary, Alberta**
**MLS # A2249538**
**\$699,000**


<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	961 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 866
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Masonite	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

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: • Fitness centre, social room, rooftop patio & gardens • Guest suite for overnight visitors • Heated underground parking + bike storage • Ample visitor parking for friends and family • Convenient P1 parking stall –

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 Calgary'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 — this is the ultimate urban lifestyle. ?? This rare property with unmatched outdoor space, forever-protected views, and unbeatable convenience will not last long.