



**1601, 303 13 Avenue SW
Calgary, Alberta**

MLS # A2288577



\$609,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,057 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 939
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	CC-MH
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Walk-In Closet(s)		

Inclusions: Shoe cupboards in hallway. Foldable drying rack in laundry.

Your front-row seats to the Calgary skyline. A Penthouse feel - without the Penthouse price. Enjoy 2 bedrooms + 2 bathrooms + 2 terraces while overlooking 1 incredible view. From the moment you walk in, the energy is undeniable. Expansive windows flood the open-concept space with natural light while the city becomes your everyday backdrop. The kitchen delivers both style and function: granite counters, stainless steel appliances, gas range, rich espresso cabinetry, pantry storage and a central island designed for gathering. The living room? Equally suited for movie nights or simply watching the lights of downtown come alive - you may find the skyline steals the show. Once you step outside, everything changes. Nearly 500 sqft of outdoor space unfolds across two oversized terraces - a true rarity in urban living. One is perfectly positioned off the primary suite for quiet morning coffee. The other becomes your summer headquarters - entertaining under the glow of Calgary's most iconic buildings with friends, laughter and evenings that stretch into the night. The best part about the view? Protected. With Central Memorial Park below, this isn't just beautiful, it secures long-term value. Back inside, the generous primary retreat features a walk-in closet and spa-inspired 5-piece ensuite, while the second bedroom and adjacent full bath create ideal flexibility for guests or those who work from home. The lifestyle perks continue with an underground parking stall, two storage lockers, onsite concierge, fitness facility, guest suite, community garden + shared terrace, visitor parking with EV charging and loading dock convenience. All positioned in one of Calgary's most walkable locations - steps to restaurants, cocktail bars, pubs, downtown offices, C-Train access, Stampede grounds and the future arena district. This isn't just a

condo - it's a perspective upgrade. Live differently. Live above the city.