



## 780-978-5674 joshuaboyne@hotmail.com

## 310, 303 13 Avenue SW Calgary, Alberta

## MLS # A2215904



## \$279,995

Division:	Beltline		
Туре:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	455 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	-		
Lot Feat:	-		
	Water:	-	
	Sewer:	-	
	Condo Fee:	\$ 398	
	LLD:	-	
	Zoning:	CC-MH	
	Utilities:	_	
	Type: Style: Size: Beds: Garage: Lot Size:	Type:Residential/High RisStyle:Apartment-Single LeSize:455 sq.ft.Beds:1Garage:NoneLot Size:-Lot Feat:-Sewer:Sewer:Condo Fee:LLD:Zoning:	Type: Residential/High Rise (5+ stories   Style: Apartment-Single Level Unit   Size: 455 sq.ft. Age:   Beds: 1 Baths:   Garage: None Image:   Lot Size: - Image:   Vater: - Image:   Sewer: - Image:   Lot Feat: - Image:   Lot Feat: - Image:   Lot Feat: - Image:   Lot Feat: - Image:   Image: Image: Image: <t< td=""></t<>

Inclusions: N/A

Heating:

Floors:

Roof:

**Basement:** 

Foundation:

Exterior:

Features:

\*\*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!