

# \$415,000 - 203, 215 13 Avenue Sw, Calgary

MLS® #A2199559

**\$415,000**

2 Bedroom, 2.00 Bathroom, 863 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

You cannot beat the location of this exceptional 2 bedroom, 2 bathroom condo with an extensive private west facing terrace, downtown and park views in the heart of Victoria Park/Beltline. This unit features a fantastic floorplan with the bedrooms separated by the living room, great for guests or roommates plus this is one of the only units with its own 282 sqft west facing private terrace overlooking the greenspace. Enjoy Calgary's amazing summers testing out your green thumb or hosting your friends on your private patio. The kitchen is complete with granite counters, new french door fridge & dishwasher, an island overlooking the main living area plus a built-in flex area for a home office, pantry or cocktail bar. This unit also features air conditioning, floor to ceiling windows throughout which allow for tons of natural light throughout and amazing downtown views! The spacious master bedroom is complete with walk-in closet and private 3-piece ensuite. The 2nd bedroom overlooks the large patio with a cheater ensuite. This unit is quick access to the elevator and comes complete with a large oversized storage locker on the same floor as the unit, as well as a corner oversized underground titled parking spot. Other upgrades include newer bright & modern vinyl plank flooring. This location is hard to beat on the corner of 1st St amenities, Haultain Park to take your 4 legged friend, as well as tennis courts and a playground. Or you can take a



quick walk to work in the core, dine in the East Village and shop along 17th Avenue SW.

Built in 2009

### Essential Information

MLS® #	A2199559
Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	863
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	203, 215 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0V6

### Amenities

Amenities	Elevator(s), Playground, Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Secured, Stall, Titled, Underground

### Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Electric Stove, Microwave Hood Fan
Heating	Forced Air, Natural Gas

Cooling	Central Air
# of Stories	26

### Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Street Lighting, Views
Roof	Tar/Gravel
Construction	Brick, Concrete, Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 1st, 2025
Days on Market	24
Zoning	DC

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.