

\$390,000 - 1503, 215 13 Avenue Sw, Calgary

MLS® #A2270086

\$390,000

2 Bedroom, 2.00 Bathroom, 884 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to Unit 1503 at 215 13th Ave SW. Offered for the first time since new, this spacious 2-bedroom, 2-bathroom condo features over 900 sq. ft. of stylish, open-concept living with breathtaking unobstructed mountain and full city skyline views.

The thoughtfully designed layout offers dual primary suites, including a large main bedroom with walk-in closet and tiled ensuite shower with natural light and views. The second bedroom has convenient access to the main bath, making it ideal for guests or roommates.

The modern kitchen is perfect for entertaining, complete with granite countertops, updated stainless-steel appliances, and an open-concept dining and living area that flows seamlessly to the west-facing balcony – the perfect spot to enjoy Calgary sunsets.

Additional highlights include tons of natural light, a built-in desk/workspace, secured underground parking, and a separate storage locker.

This unit occupies one of the building's most desirable locations, overlooking the community playground, tennis courts, and Memorial Park, ensuring your views will never be obstructed. Located in a safe, walkable area between 17th Ave and the Stampede Grounds, you're just steps to restaurants,



cafes, and nightlife – yet enjoy peace and quiet high on the 15th floor.

An exceptional opportunity to own a view condo in one of Calgary’s best downtown locations.

Built in 2009

Essential Information

MLS® #	A2270086
Price	\$390,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	884
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1503, 215 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0V6

Amenities

Amenities	Elevator(s), Secured Parking, Storage
Parking Spaces	1
Parking	Underground, Parkade

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)
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Appliances	Dishwasher, Microwave Hood
Heating	Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	26



Exterior

Exterior Features	Balcony
Roof	Asphalt/Gravel
Construction	Concrete

Additional Information

Date Listed	November 10th, 2025
Days on Market	2
Zoning	DC

Listing Details

Listing Office	Royal LePage Benchmark
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