

# \$350,000 - 603, 525 13 Avenue Sw, Calgary

MLS® #A2231557

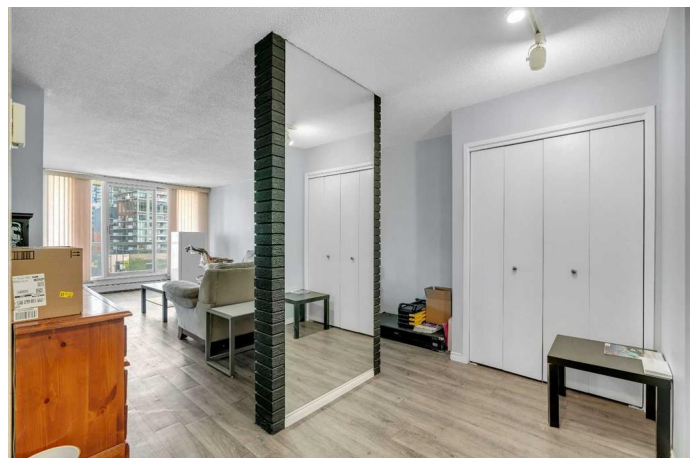
**\$350,000**

3 Bedroom, 2.00 Bathroom, 1,243 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Top-Floor Corner Unit | 3 Bedrooms | Ideal for Investors or House Hackers. Welcome to Unit 603 at Wexford Place an incredibly rare and spacious 3-bedroom, 2-bath top floor corner unit offering 1,241 sq ft of updated living space in the heart of Calgary's vibrant Beltline. This is an exceptional opportunity for real estate investors or young professionals looking to offset living costs by renting out additional bedrooms. This adult-only (+18) building is perfectly located just steps from 17th Avenue, 4th Street, and all major amenities, making it highly attractive for tenants and owners alike. The layout is ideal for shared living, with a generous primary suite featuring a full ensuite and private balcony, and two additional full-sized bedrooms served by a second full bathroom. The home features a spacious, open-concept layout with a bright living room that opens to one of two private balconies. The large kitchen offers extensive cabinetry and counter space, along with a dedicated dining area perfect for both daily living and entertaining. A welcoming foyer with a charming brick wall detail adds character and warmth upon entry. Additional features include in-suite laundry, a private storage locker in the basement, and secure covered tandem parking for two vehicles. Whether you're looking to house hack, invest, or simply enjoy the freedom of a large, inner-city condo with income potential, this top-floor unit delivers unmatched flexibility and value. Don't miss this rare opportunity!



Built in 1968

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2231557          |
| Price          | \$350,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,243             |
| Acres          | 0.00              |
| Year Built     | 1968              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 603, 525 13 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R0K4                |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage |
| Parking Spaces | 2                                     |
| Parking        | Covered, Stall, Secured, Tandem       |

## Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                                               |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                       |
| Cooling           | None                                                                                            |
| # of Stories      | 6                                                                                               |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|              |                        |
|--------------|------------------------|
| Roof         | Tar/Gravel             |
| Construction | Brick, Concrete, Stone |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 90              |
| Zoning         | CC-MH           |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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