603, 525 13 Avenue SW
Calgary, Alberta

MLS # A2231557

$350,000

Division:	Beltline
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	1,243 sq.ft.	**Age:**	1968 (57 yrs old)
Beds:	3	**Baths:**	2

Garage:	Covered, Secured, Stall, Tandem
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Tar/Gravel	**Condo Fee:**	$ 1,001
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Stone	**Zoning:**	CC-MH
Foundation:	-	**Utilities:**	-
Features:	Laminate Counters		

Inclusions:	None

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!