



1540, 1001 13 Avenue SW  
Calgary, Alberta

MLS # A2305584



**\$800,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	3,521 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,826
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	CC-MH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases		

**Inclusions:** N/A

A rare 3,251 sq ft multi-level penthouse in Beltline Calgary with a 1,000+ sq ft private rooftop terrace, priced and positioned for buyers who understand value, scale, and upside. Welcome to #1540, 1001 13 Avenue SW Calgary AB, where size, layout, and location combine to create one of the most compelling value-add penthouse opportunities in Calgary real estate. Spanning over 3,200 sq ft across two levels, this 3-bedroom, 2.5-bathroom condo offers the kind of square footage rarely found in the inner city, making it ideal for large households, multi-generational living, or strategic renovation. Natural light pours through oversized windows in every room, capturing panoramic skyline views stretching south to west and across to the Calgary Tower. The main level features expansive living and dining areas, a functional kitchen footprint ready for modernization, and multiple flexible-use spaces including a family room and office or den. Upstairs, the layout continues to impress with additional bedrooms, a massive recreation space, and direct access to the crown jewel. An over 1,000 sq ft private rooftop patio, a true rarity in the Beltline, offering unmatched outdoor living potential for entertaining, relaxing, or creating a signature luxury outdoor space that significantly increases future value. This top-floor unit also offers elevator lockout security, ensuring privacy and exclusivity, along with three titled parking stalls, including two heated underground spaces and one covered outdoor stall, a major asset in downtown Calgary. Monthly condo fees of \$1,826.08 include heat, insurance, professional management, reserve fund contributions, and full maintenance coverage, allowing investors to focus on long-term appreciation and rental potential. Located in the heart of Calgary's Beltline, just steps to 17th Avenue SW, residents enjoy immediate access to restaurants, cafes, boutique

shopping, transit within the free C-Train zone, parks, and urban amenities. This is a location consistently ranked among the best inner-city neighbourhoods in Calgary for walkability and lifestyle. Building amenities include a fitness center, guest suite, party room, bicycle storage, and secure parking, adding further appeal for both end-users and tenants. Pet ownership is possible with board approval, making this unit accessible to a wider range of buyers. This is not just a home. It is a high-potential asset in one of Calgary's most sought-after urban communities, offering scale, views, and outdoor space that are nearly impossible to replicate at this price point.