

# \$438,900 - 801, 303 13 Avenue Sw, Calgary

MLS® #A2228383

**\$438,900**

2 Bedroom, 2.00 Bathroom, 831 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

**\*\*SELLER IS OFFERING TO PAY FIRST 3 MONTHS OF CONDO FEES\*\*** Imagine waking up in your **BRIGHT 8TH FLOOR** condo, the city stretching out beyond your windows and **CENTRAL MEMORIAL PARK** just below, its treetops shifting gently in the morning breeze. You slip on your shoes and take a short walk to **The BELTLINER** for breakfast – maybe your usual, maybe something new – then swing by **DEVILLE COFFEE** for your daily latte. Back at home, your **OFFICE** faces the **PARK**, making work-from-home days feel anything but ordinary. A quick lunch break in your **OPEN CONCEPT KITCHEN**, where **QUARTZ** countertops and **STAINLESS** appliances make even the simplest meals feel special, then you’re off to the **FITNESS CENTER** downstairs to clear your head and move your body. The sun is shining, so you head to the **THIRD-FLOOR PATIO & SOCAIL ROOM** a hidden gem shared by the building’s residents. You breathe in the fresh air, admire the **COMMUNITY GARDENS**, and strike up a friendly conversation with a neighbour from the 5th floor you’ve chatted with before – just one of the reasons this building feels like home. As evening approaches, you’re weighing dinner options. **NATIVE TOUNGE** OR **PAT & BETTT'S** ? Either way, you’ll pick up a bottle of your favourite Pinot Noir from **VIN ARTS** to unwind with after a few rounds of tennis at nearby **HAULTAIN PARK**. With **STAMPEDE** season just around the



corner, you make a mental note to book the GUEST SUITE for your friends visiting from out East. Youâ€™re excited to be so close to the grounds â€“ not to mention just MINUTES from the buzz of 17th Ave and the Mission District. Itâ€™s shaping up to be a fun summer. Inside your condo, FLOOR-TO-CEILING windows, STYLISH TILE FLOORS and a SMART, FUNCTIONAL layout make every moment feel easy and elevated. The PRIMARY suite is a true retreat, with a walk-through closet and a sleek, modern ENSUITE. The 2ND BEDROOM offers versatility â€“ ideal for guests, a roommate, a larger office, or even your own creative space. Plus, the SEPARATE DEN is the perfect spot for a dedicated home office, extra storage, or a quiet reading nook â€“ whatever suits your lifestyle best. With TITLED UNDERGROUND PARKING, additional STORAGE, SECURE entry, BIKE STORAGE, and a WARM, WELCOMING COMMUNITY of neighbours, life at The Park is as connected as it is calm. CONDO FEES INCLUDE everything but electricity and internet â€“ and for your first THREE months here, you wonâ€™t even need to think about them, because the seller WILL PAY. This is more than a condo. Itâ€™s your everyday made better â€“ and itâ€™s waiting for you.

Built in 2015

### Essential Information

MLS® #	A2228383
Price	\$438,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	831
Acres	0.00
Year Built	2015

Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	801, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Facilities, Visitor Parking, Community Gardens
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Fan Coil, Forced Air
Cooling	Central Air
# of Stories	18

### Exterior

Exterior Features	Balcony
Construction	Brick, Mixed

### Additional Information

Date Listed	June 6th, 2025
Days on Market	15
Zoning	CC-MH

### Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® 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.