

# \$374,900 - 407, 303 13 Avenue Sw, Calgary

MLS® #A2245581

**\$374,900**

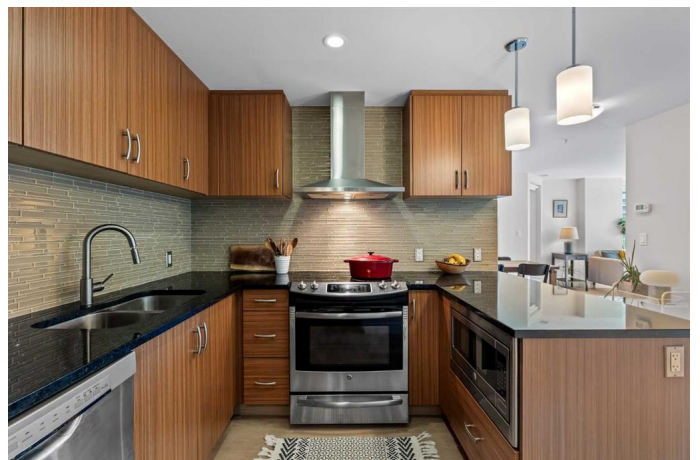
2 Bedroom, 2.00 Bathroom, 784 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Wake up to breathtaking, unobstructed views of lush gardens, tennis courts, and a charming heritage home from this bright and airy 2-bedroom corner unit in the highly sought-after downtown residence "THE PARK". With its prime east and south exposure, natural light floods the space all day long, creating a warm and inviting atmosphere you'll love coming home to. This thoughtfully designed layout features two spacious, functional bedrooms and stylish bathrooms, all finished with sleek granite countertops. The modern kitchen is a chef's delight, complete with high-end appliances and beautiful hardwood floors that add timeless elegance throughout. Stay cool year-round with central air conditioning in common areas, and enjoy the ease and comfort of your TITLED secure, heated underground parking. The building offers top-tier amenities including a fully equipped gym, a stylish party room, a guest suite, and a sophisticated lobby that's both welcoming and artfully decorated. On-site concierge and professional management add peace of mind to this exceptional urban lifestyle. Whether you're hosting guests, enjoying the view with your morning coffee, or heading out to explore downtown's best "this is the place to be. Come see why life at THE PARK is truly special " book your private tour today!

Built in 2016



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2245581          |
| Price          | \$374,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 784               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 407, 303 13 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R0K3                |

## Amenities

|                |                                                                                                                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Guest Suite, Other, Park, Parking, Party Room, Recreation Facilities, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                                                                                                                      |
| Parking        | Covered, Garage Door Opener, Heated Garage, Owned, Parkade, Secured, See Remarks, Stall, Titled, Underground                                                                                                           |
| # of Garages   | 1                                                                                                                                                                                                                      |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked            |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | Other                                                                                            |
| # of Stories      | 18                                                                                               |

**Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony, BBQ gas line         |
| Roof              | Tar/Gravel                    |
| Construction      | Brick, Concrete, Metal Siding |
| Foundation        | Poured Concrete               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 75               |
| Zoning         | CC-MH            |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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