

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

MLS® #A2245581

\$374,900

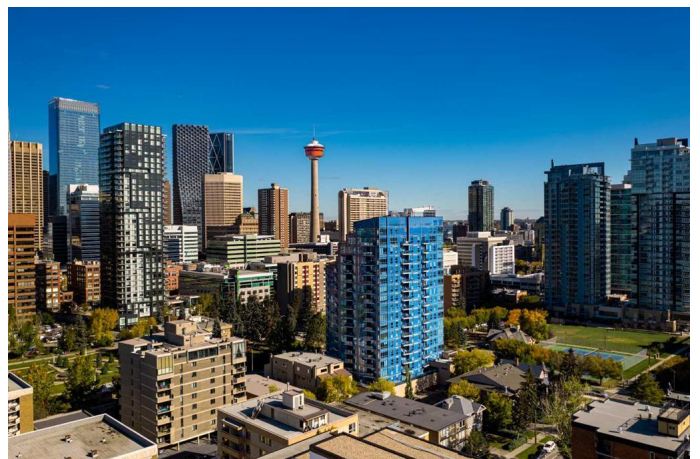
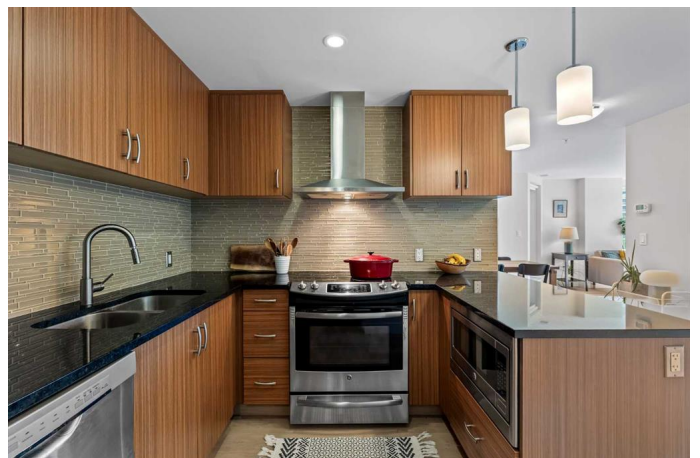
2 Bedroom, 2.00 Bathroom, 784 sqft

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	77
Zoning	CC-MH

Listing Details

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

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 MLSÂ®, Multiple Listing ServiceÂ® 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.