\$445,000 - 1504, 303 13 Avenue Sw, Calgary

MLS® #A2187386

\$445,000

2 Bedroom, 2.00 Bathroom, 748 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Park! Situated between Central Memorial Park and Haultain Park in the heart of the Beltline. This modern 2-bedroom, 2-bathroom condo offers unobstructed city views and a sunny east-facing exposure that floods the unit with natural light. The unit features a desirable open floor plan and is adorned with hardwood flooring throughout the main living areas. The kitchen is perfect for cooking enthusiasts, equipped with upgraded full-size GE stainless steel appliances, including a gas stove. It also boasts beautiful granite countertops and full-height cabinetry. The primary bedroom is bright and airy, with a spacious walk-in closet that leads into a luxurious 4-piece ensuite. The ensuite features upgraded granite countertops, a subway tile backsplash, and a relaxing soaker tub. The secondary bedroom, with its two large windows, provides stunning views. The second bathroom includes a large tiled shower and ceramic tile floors. You'll be impressed by the spectacular views of the city skyline and the Calgary Tower from the balcony, which also has a gas hookup for your BBQ. Additional features include in-suite laundry, air conditioning, titled parking, and a storage locker. The building offers extra amenities such as a large common room with a massive patio and community garden, a guest suite, bike storage, a gym, and visitor parking with an EV charging station. You're within walking distance of fantastic restaurants like First Street Market and the







new 33 Acres Brewery, as well as the Saddledome, shopping, and downtown's commercial district. Don't miss this opportunity to experience the ultimate downtown lifestyle at The Park!

Built in 2015

Essential Information

MLS® # A2187386 Price \$445,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 748

Acres 0.00 Year Built 2015

Type Residential Sub-Type Apartment

Style High-Rise (5+)

Status Active

Community Information

Address 1504, 303 13 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R0Y9

Amenities

Amenities Fitness Center, Visitor Parking, Elevator(s), Guest Suite, Party Room,

Roof Deck, Secured Parking, Storage

Parking Spaces 1

Parking Parkade, Underground

Interior

Interior Features Closet Organizers, Granite Counters, No Animal Home, Open Floorplan,

Walk-In Closet(s)

Appliances Built-In Refrigerator, Dishwasher, Garage Control(s), Range Hood,

Window Coverings, Gas Stove, Washer/Dryer Stacked

Heating Fan Coil

Cooling Central Air

of Stories 19

Exterior

Exterior Features Balcony

Construction Brick, Concrete, Glass

Additional Information

Date Listed January 14th, 2025

Days on Market 88

Zoning CC-MH

Listing Details

Listing Office Century 21 Masters

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