

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

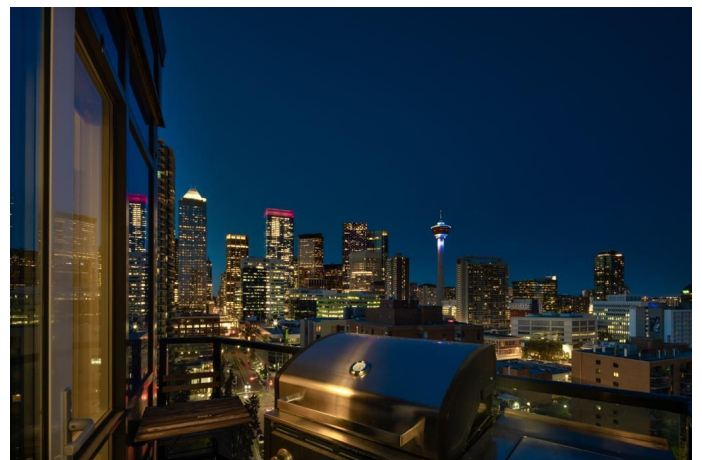
MLS® #A2187386

**\$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	Elevator(s), Secured Parking, Storage, Visitor Parking, Fitness Center, Guest Suite, Party Room, Roof Deck
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	Closet Organizers, Granite Counters, No Animal Home, Open Floorplan, Walk-In Closet(s)
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Appliances	Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Stove, Range Hood, Washer/Dryer Stacked, Window Coverings
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	59
Zoning	CC-MH

## Listing Details

Listing Office	Century 21 Masters
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