

# \$399,000 - 507, 303 13 Avenue Sw, Calgary

MLS® #A2228687

## \$399,000

2 Bedroom, 2.00 Bathroom, 778 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

LUXURY TWO BEDROOM TWO BATH CONDO IN “THE PARK”. Amenity-rich building located right across from Central Memorial Park and public tennis courts. Steps from everything “downtown offices, restaurants and retail on 17th Avenue. This condo offers a FITNESS ROOM, SOCIAL ROOM WITH ROOF TOP GARDEN AND BARBECUE AREA, GUEST SUITE, BIKE STORAGE, CONCIERGE. This unit offers unobstructed views of the park and tennis courts across the street (designated historical sites to the north and east protect the view). The living/ dining area is flooded with light, the kitchen offers stainless steel appliances (dishwasher is one year old), granite counters, lots of cupboard space. The primary bedroom has a 4-piece ensuite and walk-in closet. A good-sized second bedroom and second bath with granite counters. Full-size stacking washer and dryer. Titled underground parking and guest parking too!

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2228687  |
| Price          | \$399,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 778       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2015              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 507, 303 13 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0Y9               |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Community Gardens, Elevator(s), Party Room, Storage, Visitor Parking, Guest Suite |
| Parking Spaces | 1                                                                                                  |
| Parking        | Parkade, Secured, Stall, Titled, Underground                                                       |
| # of Garages   | 1                                                                                                  |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, Storage                                            |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Natural Gas, Fan Coil                                                                |
| Cooling           | Full                                                                                 |
| # of Stories      | 18                                                                                   |
| Basement          | None                                                                                 |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Garden, Tennis Court(s), Uncovered Courtyard |
| Roof              | Membrane                                     |
| Construction      | Brick, Concrete, Metal Siding                |
| Foundation        | Poured Concrete                              |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 9th, 2025 |
|-------------|----------------|

Days on Market29

ZoningCC-MH

Listing Details

Listing OfficeRE/MAX Realty Professionals



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