

# \$369,900 - 511, 303 13 Avenue Sw, Calgary

MLS® #A2213961

**\$369,900**

2 Bedroom, 2.00 Bathroom, 745 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

\*\*\*OPEN HOUSE SUNDAY APRIL 13th

12-2pm\*\*\* Maintenance-free, urban living

awaits in this sophisticated 2 BEDROOM, 2

BATHROOM END UNIT condo in the

amenity-rich "The Park" building.

Located ACROSS FROM CENTRAL

MEMORIAL PARK AND HAULTAIN PARK for

tranquil green spaces and mere blocks to

CALGARY'S PREMIER

ENTERTAINMENT DISTRICT with nightlife,

dining, pubs, diverse shops and much more

right at your doorstep. FRESHLY PAINTED,

this sophisticated unit INCLUDES ALL

FURNITURE (except the BBQ) making it truly

move-in ready! Titled UNDERGROUND

PARKING with a STORAGE LOCKER,

CENTRAL AIR CONDITIONING and

GRANITE COUNTERTOPS further add to the

luxuriousness of this stylish home. The private

foyer greets guests and is equipped with a

large closet for additional in-suite storage.

Culinary adventures are inspired in the sleek,

GOURMET KITCHEN boasting stainless steel

appliances, granite countertops, a peninsula

island with a casual eating bar, ample space

for a dining room table and clear sightlines into

the living room leading to unobstructed

conversations. Curl up in front of the

ELECTRIC FIREPLACE in the living room on

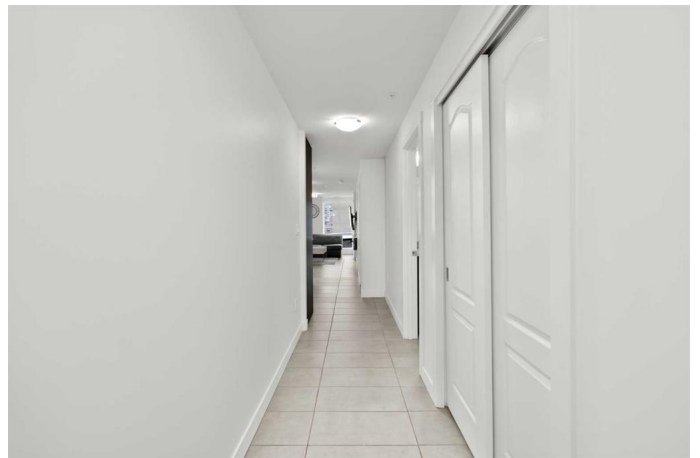
cold winter evenings and enjoy your downtown

in this relaxing space. Spend the warmer

months on the adjacent balcony with a GAS

LINE for simple summer barbeques while

downtown WESTERLY VIEWS showcase



DAILY SUNSET VIEWS. The primary bedroom is a true owner's sanctuary with a WALK-THROUGH CLOSET that leads to your PRIVATE ENSUITE. The second bedroom is ideally located on the other side of the unit for ultimate privacy. A second full bathroom and IN-SUITE LAUNDRY further add to your comfort and convenience. The Park is a quiet CONCERT BUILDING with a modern aesthetic offering top-notch amenities including a fantastic ROOFTOP PATIO with a vegetable garden and infinite views, A SOCIAL ROOM, A WELL-EQUIPPED FITNESS CENTRE, A GUEST SUITE, BIKE STORAGE, CONCIERGE (no more lost packages!) and an unbeatable location mere moments to cafes, restaurants, shops, transit, the Stampede Grounds and the downtown core.

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2213961          |
| Price          | \$369,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 745               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 511, 303 13 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2R 0Y9 |

### Amenities

|                |                                                                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Facilities, Recreation Room, Secured Parking |
| Parking Spaces | 1                                                                                                                                                 |
| Parking        | Heated Garage, Parkade, Titled, Underground                                                                                                       |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                                       |
| Heating           | Fan Coil, Natural Gas                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                     |
| Fireplaces        | Electric, Living Room                                                                                                                                 |
| # of Stories      | 19                                                                                                                                                    |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | BBQ gas line, Lighting |
| Lot Description   | Views                  |
| Roof              | Tar/Gravel             |
| Construction      | Brick, Concrete        |
| Foundation        | Poured Concrete        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 2                |
| Zoning         | CC-MH            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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