

\$439,900 - 801, 303 13 Avenue Sw, Calgary

MLS® #A2228383

\$439,900

2 Bedroom, 2.00 Bathroom, 831 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Location, Location, Location! Welcome to The Park – a modern 2-bedroom + den, 2-bath condo in the heart of the Beltline, perfectly nestled between Central Memorial and Haultain Park. This 8th-floor unit offers stunning views of the historic Central Memorial Park and downtown Calgary. Step inside to find stylish tile floors leading you through a smart layout that includes a den - perfect for an office - a full 3-piece bathroom, and convenient in-suite laundry. The open-concept kitchen is both functional and elegant, featuring upgraded stainless steel appliances, a large quartz island, and seamless flow into the bright living area. Floor-to-ceiling windows flood the space with natural light. Step out onto your private balcony to enjoy your morning coffee or take in the city lights at night. The generous primary suite includes a walk-through closet and a sleek 4-piece ensuite. The second bedroom is perfect for guests or a roommate. This well-maintained building fosters a close-knit community with welcoming neighbours and a strong sense of connection. Enjoy the convenience of a titled underground parking stall with storage, a fully equipped fitness centre, bike storage, a residents' lounge with patio, and a guest suite for overnight visitors. Located just steps from the vibrant shops, cafes, and restaurants of 1st Street and 17th Avenue, and only minutes to the Mission District, Stampede Grounds, and downtown – this is urban living at its finest.



Built in 2015

Essential Information

MLS® #	A2228383
Price	\$439,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	831
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	801, 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, Visitor Parking, Guest Suite, Party Room, Recreation Facilities
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Fan Coil
Cooling	Central Air
# of Stories	18

Exterior

Exterior Features	Balcony
Construction	Brick, Mixed

Additional Information

Date Listed	June 6th, 2025
Days on Market	9
Zoning	CC-MH

Listing Details

Listing Office	Real Broker
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