

# \$415,000 - 1407, 303 13 Avenue Sw, Calgary

MLS® #A2206960

## \$415,000

2 Bedroom, 2.00 Bathroom, 788 sqft

Residential on 0.00 Acres

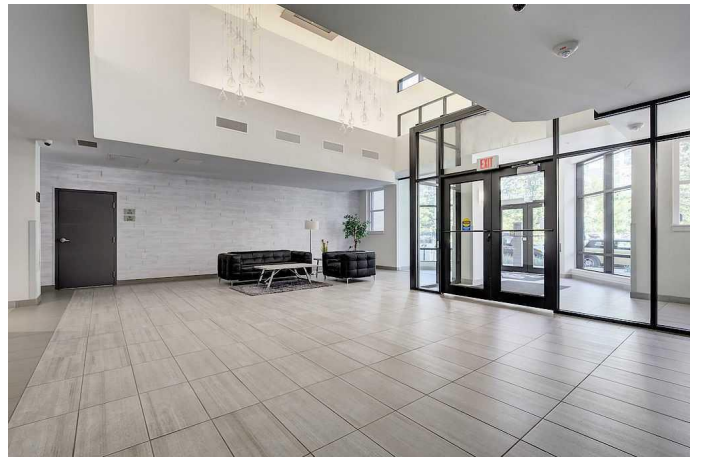
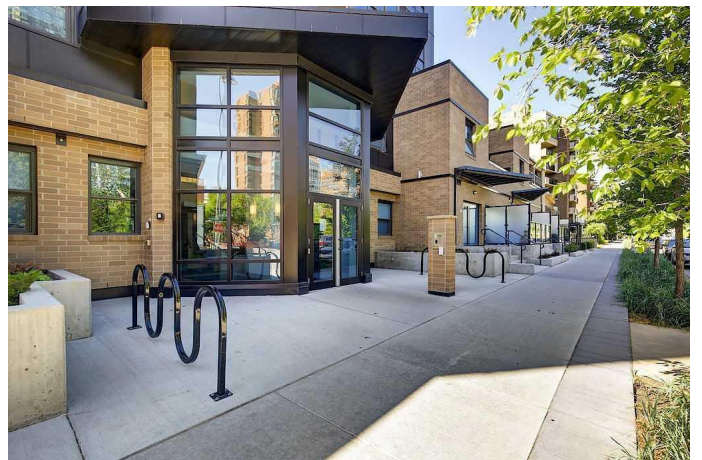
Beltline, Calgary, Alberta

The Park - Located in the heart of Calgary, you can walk to anywhere from this urban location. This sub-penthouse property is situated across from Central Memorial Park and Memorial Park Library which are designated national historic sites meaning protected use and views.

The unit itself offers amazing views including the parks, tennis courts and tranquil green space as well as stunning downtown and mountain views. This luxury 2 bedroom, 2 full bathroom condo offers elegant, modern finishes and floor to ceiling windows. The kitchen shows off stainless steel appliances, granite countertops and premium cabinetry for a clean, sleek look and feel. Enjoy the views of the city as you sit out on the open-air patio and cool off in the summer with central air conditioning. This unit also comes with one titled parking spot, additional secured storage locker and in-suite laundry for added convenience.

The amenity rich building offers a well-equipped fitness room, an indoor/outdoor social lounge and terrace. Additional features include concierge service, underground visitor parking, bike room and a furnished guest suite.

Trendy shops and dining are within steps as well it is just blocks to the Plus 15 skywalk allowing a pleasant walk to work inside. The Beltline Neighborhood has been voted number 1 amongst Calgarians for years making this an outstanding home or investment property as



Calgary's Beltline offers one of Canada's most vibrant, urban lifestyles. This is upscale living among the best!

Built in 2015

### Essential Information

MLS® #	A2206960
Price	\$415,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	788
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1407, 303 13 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0Y9

### Amenities

Amenities	Community Gardens, Elevator(s), Fitness Center, Guest Suite, Party Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Fan Coil
Cooling	Central Air
# of Stories	19

### **Exterior**

Exterior Features	Courtyard, Garden, Outdoor Grill
Construction	Brick, Concrete, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	7
Zoning	CC-MH

### **Listing Details**

Listing Office	CIR Realty
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