

\$479,000 - 404, 303 13 Avenue Sw, Calgary

MLS® #A2216139

\$479,000

2 Bedroom, 2.00 Bathroom, 850 sqft

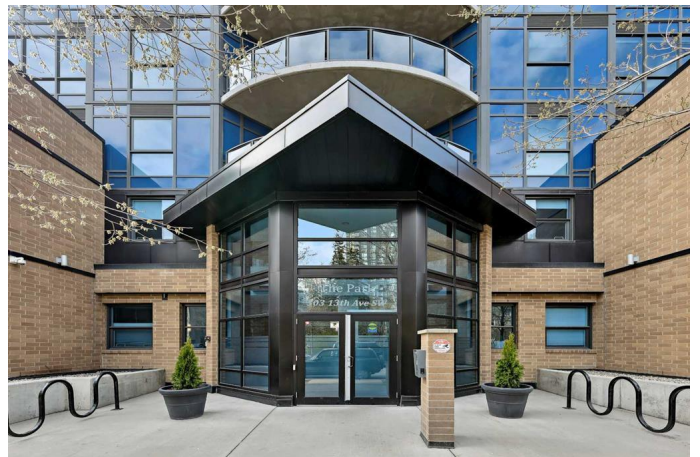
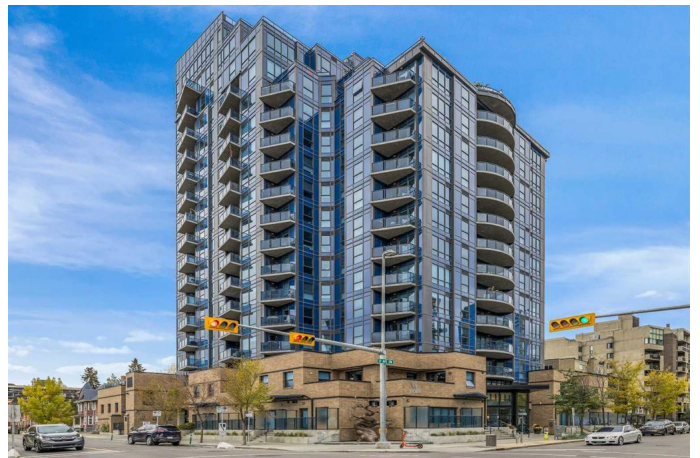
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Beautiful and bright, this 2-bedroom, 2-bathroom executive corner unit in The Park offers a rare opportunity to own in one of downtown Calgary's most desirable locations. Enjoy breathtaking views of Memorial Park, Haultain Park, and the historic Sandstone Library through floor-to-ceiling windows in this bright northeast-facing suite. This home exudes exceptional pride of ownership and is hitting the market for the very first time. The open-concept layout features low-maintenance tile flooring, granite countertops, upgraded stainless steel appliances, and brand-new laminate flooring in both bedrooms (2024). The primary suite includes a walk-through closet and luxurious private ensuite 4-piece bathroom. Additional highlights include in-suite laundry, a balcony with gas line for BBQ, and central A/C. This unit comes with one heated underground parking stall near the elevator, a separate storage locker, and access to premium amenities: fitness centre, guest suite, lounge/patio, and bike storage. Ideally located in the Beltline, steps from the downtown core, 17th Ave, Stampede Park, and Elbow River pathways. Walkable, stylish, and move-in ready – this is urban living at its finest. Call your favourite realtor today to book a showing!

Built in 2015

Essential Information



| | |
|----------------|-------------------|
| MLS® # | A2216139 |
| Price | \$479,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 850 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 404, 303 13 Avenue Sw |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2R 0Y9 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, Kitchen Island |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas, Fan Coil |
| Cooling | Central Air |
| # of Stories | 19 |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | Balcony |
| Construction | Brick, Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 12 |
| Zoning | CC-MH |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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