

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

MLS® #A2213961

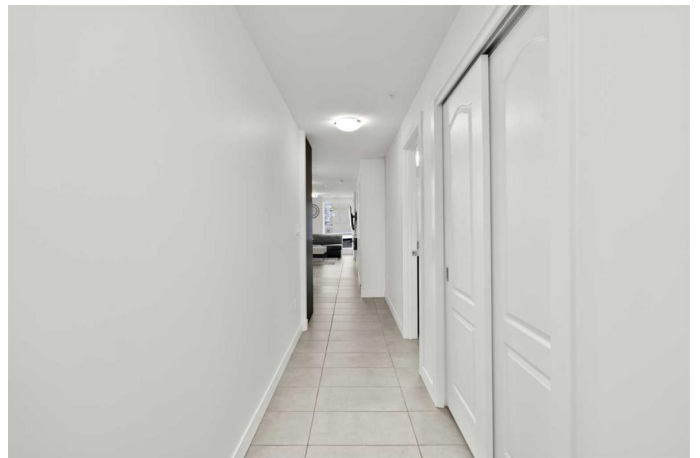
**\$369,900**

2 Bedroom, 2.00 Bathroom, 745 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

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	Natural Gas, Fan Coil
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	16
Zoning	CC-MH

## Listing Details

Listing Office	eXp Realty
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