

# \$459,000 - 404, 303 13 Avenue Sw, Calgary

MLS® #A2216139

**\$459,000**

2 Bedroom, 2.00 Bathroom, 850 sqft

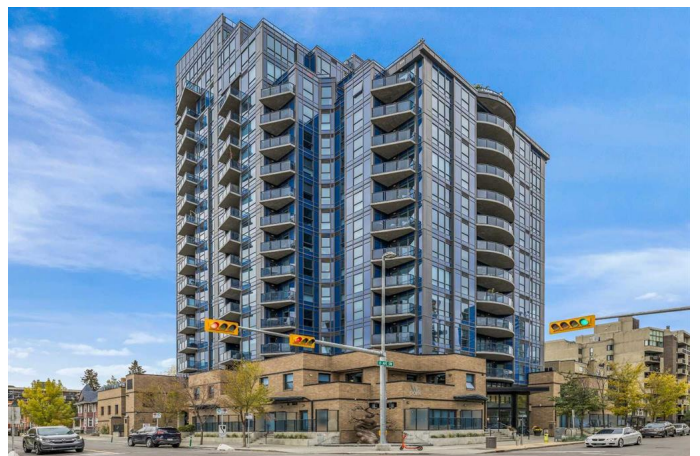
Residential on 0.00 Acres

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	\$459,000
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	Elevator(s), Fitness Center, Guest Suite, Party Room, Recreation Room, Bicycle Storage, Recreation Facilities, Secured Parking
Parking Spaces	1
Parking	Underground, Parkade, Stall, Titled

### 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	37
Zoning	CC-MH

## **Listing Details**

Listing Office	Real Broker
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