

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

MLS® #A2206960

## \$415,000

2 Bedroom, 2.00 Bathroom, 788 sqft

Residential on 0.00 Acres

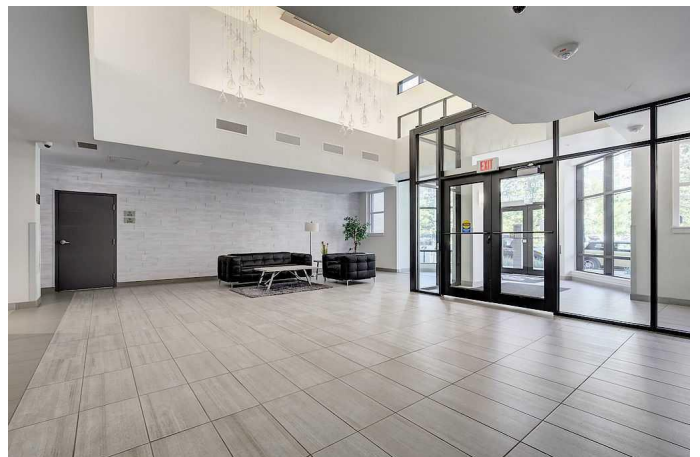
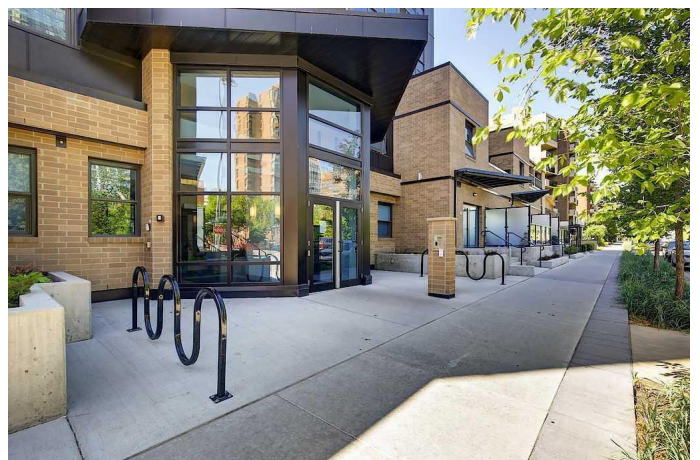
Beltline, Calgary, Alberta

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 | 2               |
| Zoning         | CC-MH           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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